



CONCEPT PLAN REVIEW – PUBLIC HEARING

FOR: High Noon Ranch PUD
WHERE: N 8000 W and W 3000 N
PREPARED FOR: Planning and Zoning Commission
 Public Hearing of October 11, 2022

APPLICANT & OWNER: John Stern, on behalf of High Noon Ranch LLC (Twin Tree LLC)
ENGINEER/SURVEYOR: Civilize, PLLC

OVERVIEW:

John Stern, represented by Civilize, PLLC, has submitted an application for High Noon Ranch, PUD, which includes a residential component as well as a Dude Ranch component. The total five parcels of this project total 532 acres in size. The proposal for the dude ranch includes 10.5 developed acres of land with 69 total dude ranch units, 74 residential units on 149 developable acres, and a total of 372.5 acres of open space.

The application was modified as a PUD classification from a Rural Reserve PUD classification since it's original submittal given the commercial and residential mix of land-uses.

APPLICABLE COUNTY CODE:

Subdivision Concept Plan Review pursuant to Title 9, Chapter 3 Teton County Subdivision Ordinance, (revised 5/16/2013) including 9-3-C-2-B for concept review, Teton County Comprehensive Plan (A Vision & Framework 2012-2030).

LEGAL DESCRIPTION: RP05N44E164950; RP05N44E166000; RP05N44E160010; RP05N44E153000; RP05N44E150600

LOCATION: N 8000 W and W 3000 N;

ZONING DISTRICT: A/RR-2.5

PROPERTY SIZE: 532 acres

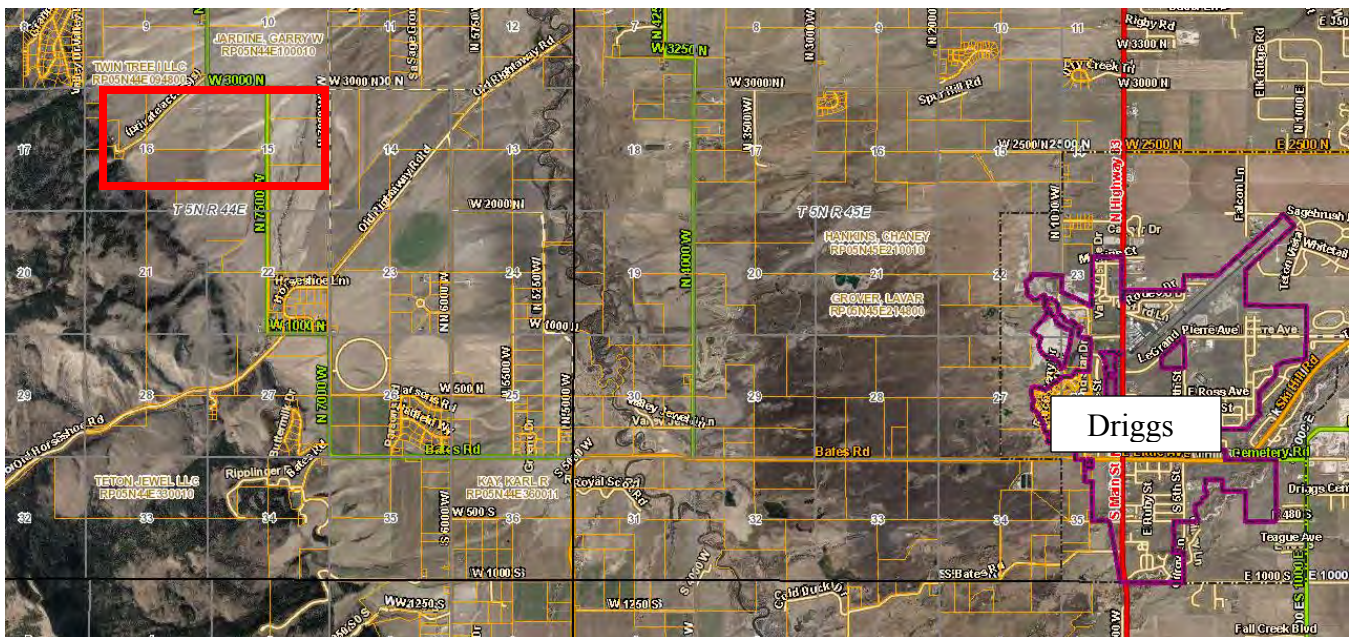


Figure 1. Vicinity Map
 Red indicates project parcel location



Figure 2. Aerial Image

The aerial image above shows the existing conditions of the property (outlined in blue)

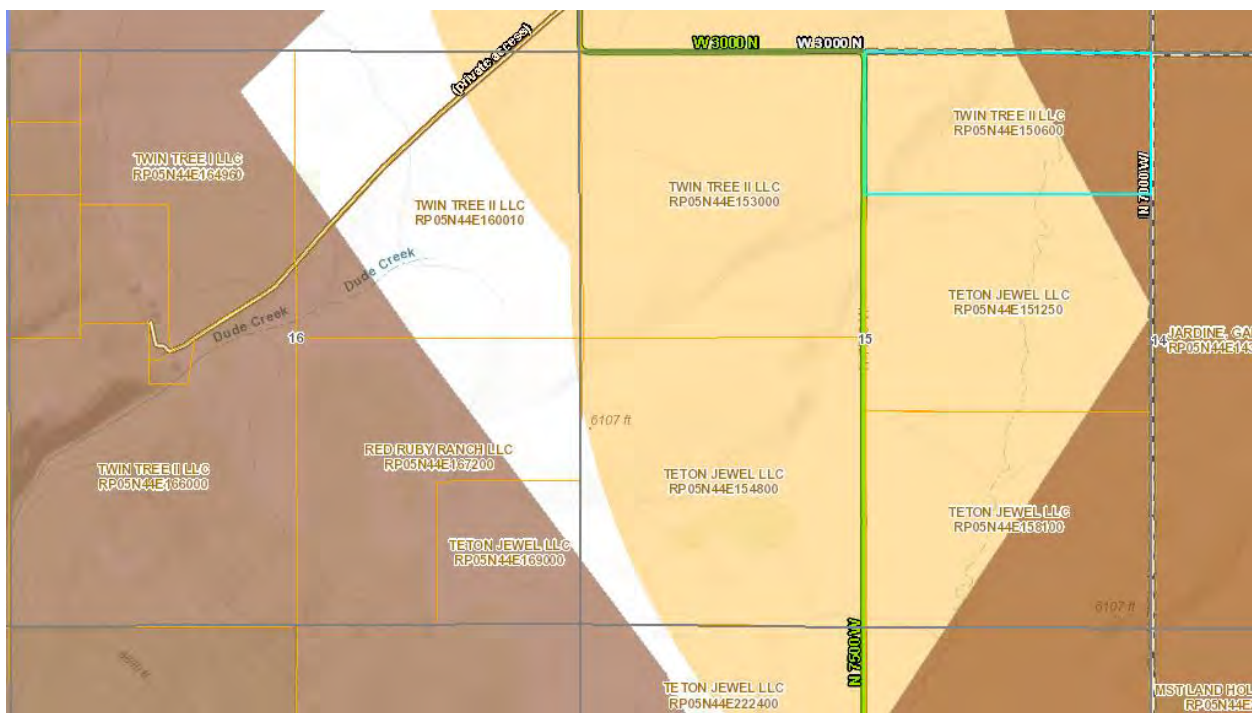


Figure 3. Natural Resource Overlays

Dark brown = Big Game Migration Corridor & Seasonal Range
Lighter brown = Sharp-tailed Grouse Breeding Habitat

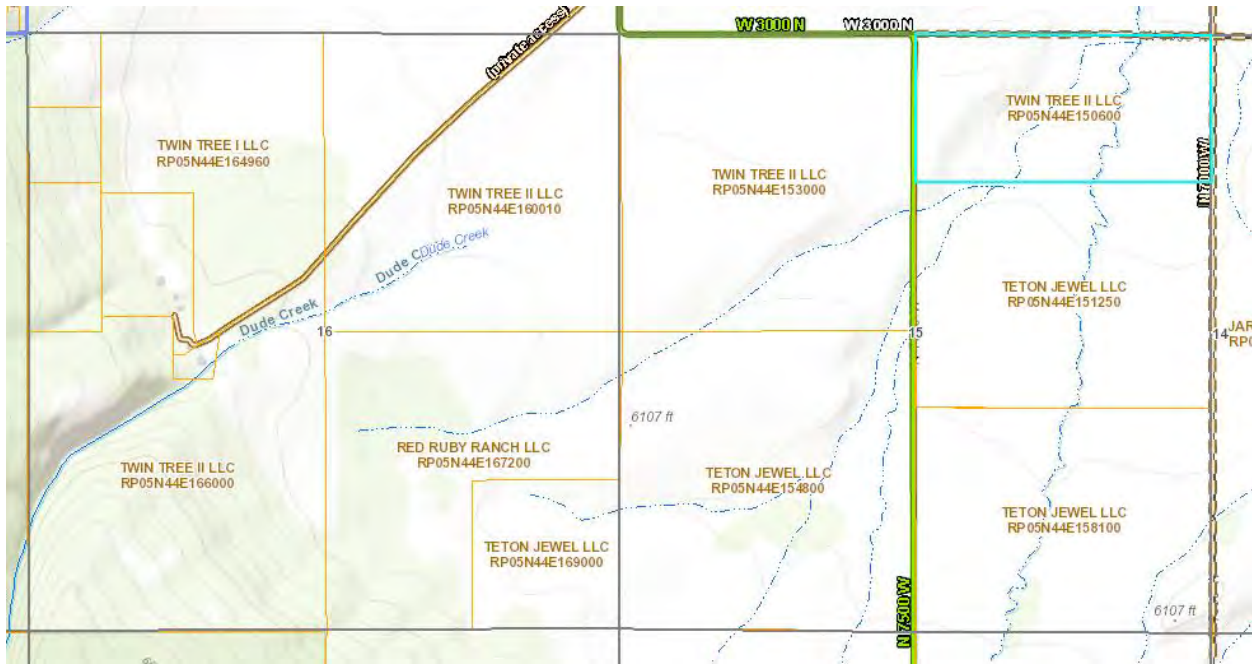


Figure 4. Indicates Dude Creek and mapped streams throughout the property. There is no regulatory floodplain on any of these parcels.



Figure 5. Hillside Overlay (indicated by the hatched green pattern)

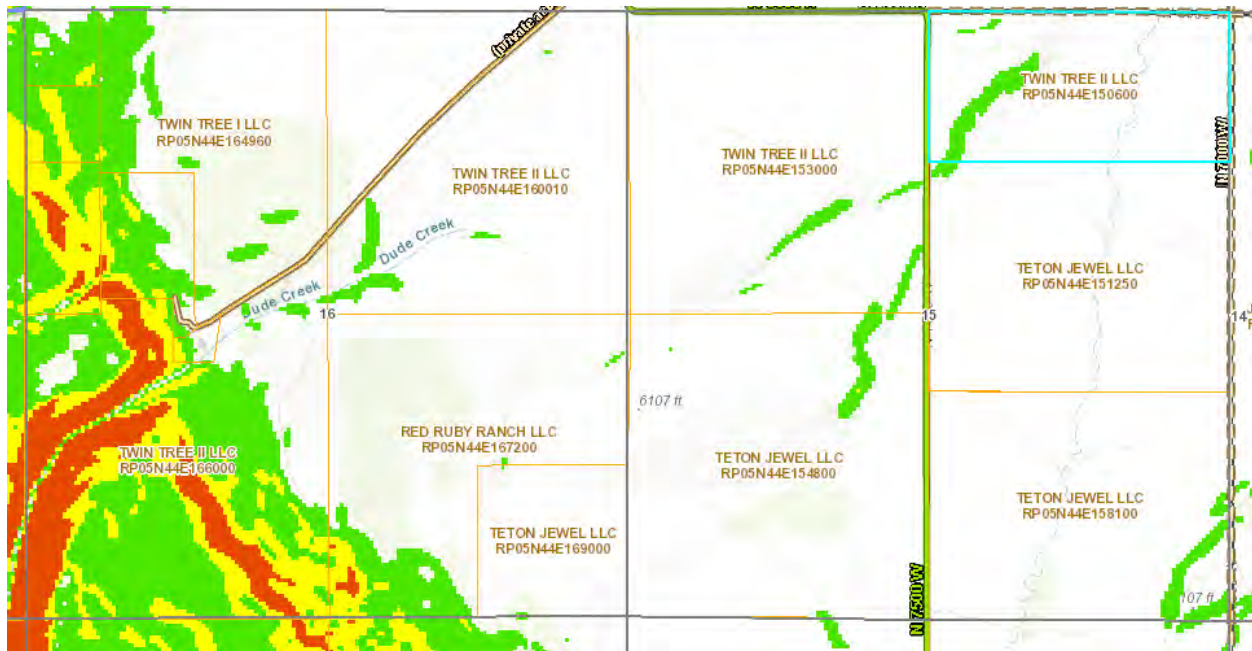


Figure 6. Slopes (red= over 30%; yellow = 20-30%; green = 10-20%).

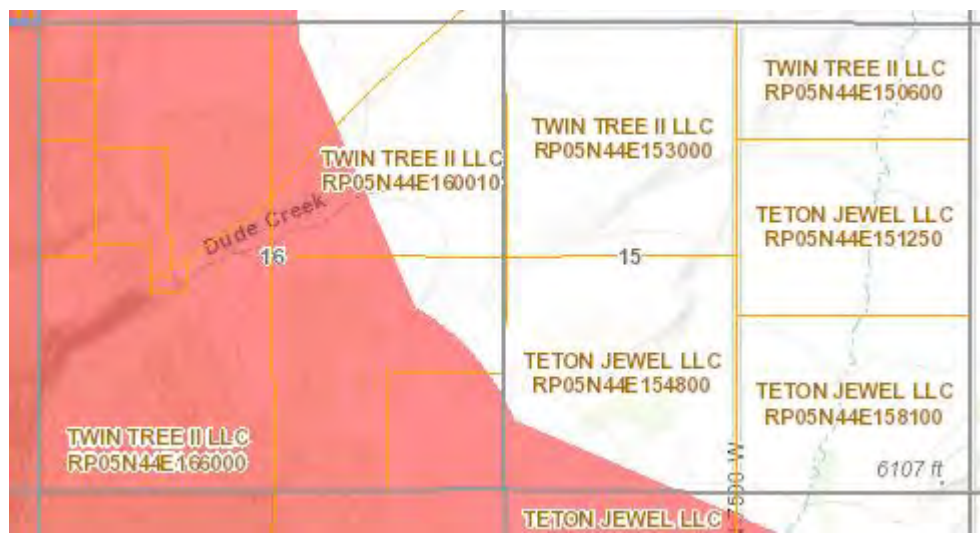


Figure 7. Wildfire Urban Interface (2009 WUI map)

PROJECT DESCRIPTION

The project consists of 5 parcels totaling 532 acres in size. The proposal includes 74 residential units and 69 dude ranch units. The development is proposed entry from N 8000 W and N 7500 W. There is 372.5 acres of proposed open space, which meets the 70% open space requirement per the PUD requirements.

The parcel is to the south east of Packsaddle Creek Estates Subdivision, several large agricultural pieces of property, and it borders the National Forest.

The parcels are subject to several overlays: Big Game Migration Corridor & Seasonal Range, Sharp-tailed Grouse Breeding Habitat, and the Hillside Overlay. Part of the property is within the Wildfire Urban Interface (WUI) which will require some fire-wise building requirements.

PROJECT BACKGROUND

The first step in the subdivision process is a Concept Plan Review (9-3-2B). Because the proposed subdivision is for more than ten lots and contains natural resource overlays, a public hearing before the Teton County Planning and Zoning Commission is required. A pre-application form was received and reviewed on May 31, 2022. The Planning Administrator then held a formal pre-app meeting to review the development on June 14, 2022.

A concept application was submitted June 28, 2022 and deemed complete July 5, 2022.

PROPOSED LAYOUT

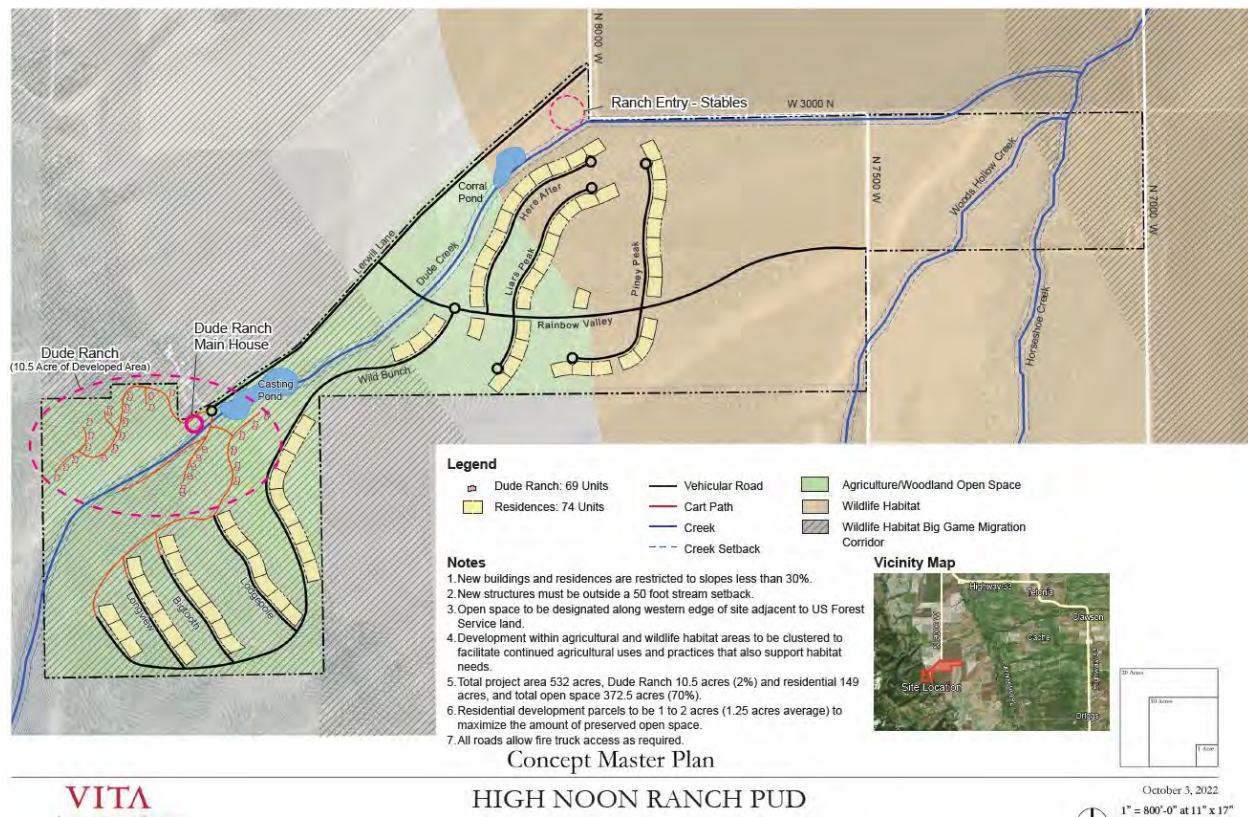


Figure 8. Concept Plan Proposal

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 the 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

REVIEW & INTER-AGENCY COMMENTS

The Planning Department used a pre-application form to discuss the application and answer questions regarding the process and requirements. The County has solicited comments from other agencies and has received comments from the following entities.

- **ROADS & UTILITIES:** Public Works Director made the following comments in a letter dated 9/27/22:
 - All infrastructure must be built to County Standards.
 - A second access may be required per 9-4-1 (J-4). *Staff Comment: Applicant has already amended this by adding the second access to N 7500 W.*
 - Proposed development in the southwest corner of the PUD may be subject to Hillside Overlay Regulations.
 - A traffic impact study will be required (anticipating full build out of development).
 - An improvements plan will need to be submitted, approved and referenced in the final development agreement. A preliminary plat application will require this improvements plan.
- **FIRE PROTECTION:** The proposal requires fire suppression. Teton County Fire Marshal provided the following comments (also attached as a letter dated 9/28/22):
 - A site plan shall be provided to approve fire department apparatus access and interior road dimensions.
 - The water source for fire suppression will need to be a pressurized system with hydrants to meet the requirements for a mixed- use development of this size.
- **WASTEWATER TREATMENT:** The applicant will need to investigate a wastewater treatment method for the PUD requirements. A work session with DEQ, IDWR and EIPH is recommended.
- **PLANS & STUDIES:** Because of the Big Game Migration Corridor & Seasonal Range as well as the Grouse Wintering & Breeding Habitat, a Wildlife Habitat Assessment and a Natural Resource Analysis will be required before Preliminary Plat application. This proposal will also trigger the need for a traffic impact study (TIS) as well because it is for more than 10 lots (TIS trigger threshold) and a Fiscal Impact Study (the threshold is 20 lots). *All studies must be completed anticipating a full build-out.*
- **PROPOSED LAYOUT:** Building envelopes may need to be adjusted depending on the findings of the Natural Resource Analysis and Wildlife Habitat Assessment. Additionally, setbacks from the National Forest should be listed on the preliminary plat (300') as well as County setbacks, including the 200' setback for the dude ranch facilities from a county road or property boundary.
- **PROPOSED USES:** Under Teton County Code, section 8-6-2-B-16, Dude Ranches are uses Permitted with Conditions with the traditional following conditions: lighting, parking, hours of operation, outside storage. Permitted with conditions is a separate application submitted to the Planning Administrator.
 - Dude ranches must be located on a parcel of at least 20 acres;
 - The maximum number of guests shall be limited to one-half guests per acre;
 - Where activities require the use of public lands, the dude ranch shall abut these lands or have access to them by a recorded access agreement or easement across intervening lands or by a public road;
 - Use of public lands for the activities provided by the dude ranch shall have permission from the appropriate agency.
 - Central dining facilities shall be provided by guests.
 - Guest units shall not have cooking or eating facilities;

- Up to 6 one day events may be held per year for guests who want to visit but not stay overnight.
 - Intense recreational facilities such as a golf course or campground shall not be provided;
 - The sale of meals to persons who are not overnight guests of the dude ranch shall be prohibited, except for special events;
 - Guest units shall not be rented or sold for a dwelling unit;
 - Employee and guest parking shall be located on site entirely;
 - The site plan shall be submitted that addresses the use of motorized vehicles to, from and within the site, including description of the types of vehicles, roads and trail locations;
 - Site plan shall show that a minimum of 60% of the property remains open area
 - All dude ranch facilities shall be clustered to not exceed 2 percent of the total site area and shall not be closer than 200 feet to any property boundary or county road.
- **US FOREST SERVICE:** The US Forest Service made the following comments (see letter attached dated 10/4/22 for full details):
- **Wildlife:** The US Forest Service will leave wildlife comments to IDFG.
 - **Dude ranch:** The applicant does not have a permit to conduct any commercial (Dude Ranch) activities on National Forest. All Dude Ranch activities need to be conducted on private property. In addition, please be aware these activities likely require a state permit.
 - **Administrative Access:** The forest service request administrative access to the National Forest for agency personnel and contractors for inspections, fire suppression, general administration and potential vegetation manipulation in appropriate locations spread along the High Noon/ Forest boundary. The Forest Service would request further conversations about this access.
 - **Public Forest Access:** There is no public access from the private property onto the National Forest. It is a violation of 36 CFR 261.10a to construct or maintain any kind of road or trail on the National Forest without authorization. The following could be included in the final CCRs for this development:
 - **Trails:** Any new trails from the PUD to the surrounding public lands are subject to permit and approval of the USFS. Any informal, unpermitted trails from the PUD onto the Forest Service Lands are prohibited. The boundary of the PUD will be actively monitored by High Noon PUD on a yearly basis. If unpermitted trails are identified, with the oversight of the USFS, the High Noon PUD will immediately close and revegetate these trails.
 - **Fire:** Request that the subdivision be constructed fire-wise by removing flammable vegetation from around the buildings and using fire resistant construction material where possible.
 - **Setbacks:** 300 feet from the National Forest property line for all structures.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE

Idaho Code, Title 67, Section 67-6509, 67-6511, 67-6512, and Title 9, Section 3-2-(B-2) of the Teton County Code. The public hearing for the Planning & Zoning Commission was duly noticed in the Teton Valley News on September 21 and September 28, 2022. A notification was sent via mail to surrounding property owners within a 300-foot buffer area on September 16, 2022. A corrected letter with the amended project map was sent September 21, 2022. A notice was also posted on the property providing information about the public hearing on September 30, 2022.

PUBLIC COMMENT

Staff has received numerous public comment by 10/5/22. Please see the attached PDF. Themes of the public comment included referred to but are not limited to:

1. **Size and scale:** Concerns about the scale of the development as well as phasing. There is also concern about the conformance with the comprehensive plan. Constituents have raised concerns about this development following River Rim Ranch's development patterns. *(Staff Comment: Because the application has come in a PUD form with provisions for clustering, it could meet the comprehensive plan for Rural Agriculture and Foothills zone. The phasing of the proposal would be addressed in the master plan)*
2. **Natural Resources:** Many public comments referred to concerns about the natural resource overlays on the property. Neighbors have also addressed that sandhill cranes should be included in the natural resource review despite it not being a specific natural resource overlay on the parcel. *(Staff Comment: The parcels are subject to several overlays that will trigger the need for a natural resource analysis and wildlife habitat assessment. If the wildlife biologist is willing to include sandhill cranes in their NRA, it may be beneficial to overall development planning. The PUD will allow for clustering of development, instead of the 2.5-acre minimum lot size zoning).*
3. **Access:** There is concern about increase in traffic because of the development as well as the current conditions of N 8000 W. *(Staff comment: A traffic impact study will be required of this application. Any off-site improvements will be determined after this study is conducted).*
4. **Surrounding land uses:** There is concern about bordering the neighboring properties which have conservation easements on them and are part of the Natural Resource Conservation Services Farm and Ranchland Protection Program.
5. **Fire Protection and overall availability of public services:** There is concern about wildfires in the area. *(Staff comment: This proposal is within the 2009 WUI and will require fire-wise building practices).*
6. **Water availability:** There is concern that there is not enough information on the water resources, irrigation system, and culinary water system. *(Staff comment: Staff is recommending a continuation of the concept plan to receive more information on water rights, irrigation and community well and septic systems).*

CRITERIA FOR APPROVAL

For the 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: 1. The conformance of the subdivision with the Comprehensive Plan
Applicant Comment:

Conformance of the Subdivision/PUD with the Comprehensive Plan.

The High Noon Ranch Rural Reserve PUD will comply with the Comprehensive Plan and provide residential housing opportunities that preserve the heritage and traditions of the community.

1. Our Community Envisions a Sustainable Future for Teton County We will strive to: Establish a vibrant, diverse and stable economy.

The proposed development contemplates a mixed-use development as allowed by current zoning regulations with single-family homes arranged in clusters and a dude ranch on the west side of the valley against the foothills of the Big Hole Mountains. The development does not seek to maximize the allowed units per the zoning regulations but does seek to create a development that harmonizes with the environment, incorporates sustainable elements, mitigates disruption to wildlife, and continues utilizing portions of the land for agriculture.



2. Create and maintain a well-connected, multi-modal network of transportation infrastructure to provide convenient and safe mobility for all residents, visitors and businesses.

The proposed development utilizes the established road network with new privately owned roads constructed within the development to provide access to the proposed lots.

3. Preserve natural resources and a healthy environment, which are essential for creating viable future economic and recreational opportunities for all users.

As proposed, the development provides for approximately 302 acres of dedicated open space which allows for the preservation of natural resources, continues farming portions of the property, and maintains a healthy outdoor environment for the residents.

4. Contribute to Our Strong Sense of Community by Providing Quality Facilities, Services and Activities to Benefit the Community.

The proposed development will contribute to the strong sense of community by providing quality living space wherein the future residents can participate in the activities and events of the community. The owners are desirous of providing amenities and events within the project wherein the community is welcomed and invited to participate to the level wanted by the residents of the valley and allowed by regulation and the elected public officials.

5. Maintain, Nurture and Enhance the Rural Character and Heritage of Teton Valley.

Clustered home sites combined with over 50% dedicated open space, will mitigate the visual impact of the development and contribute to maintaining the rural character of the Teton Valley while nurturing the agricultural heritage of the land.

Staff Comment: Under the 2012-2030 Comprehensive Plan Framework, this proposed development is in the Rural Agriculture and Foothills area. The Rural Agriculture area allows for agriculture, ranching,

low density residential with provisions for clustering/conservation developments to protect natural resources and conservation and wildlife habitat enhancement/protection. The Foothills area is characterized by steep topography and harsh weather, making it more prone for wildfire hazards and wildlife values. This area has desired uses such as low residential densities with provisions for clustering and conservation and wildlife habitat enhancement.

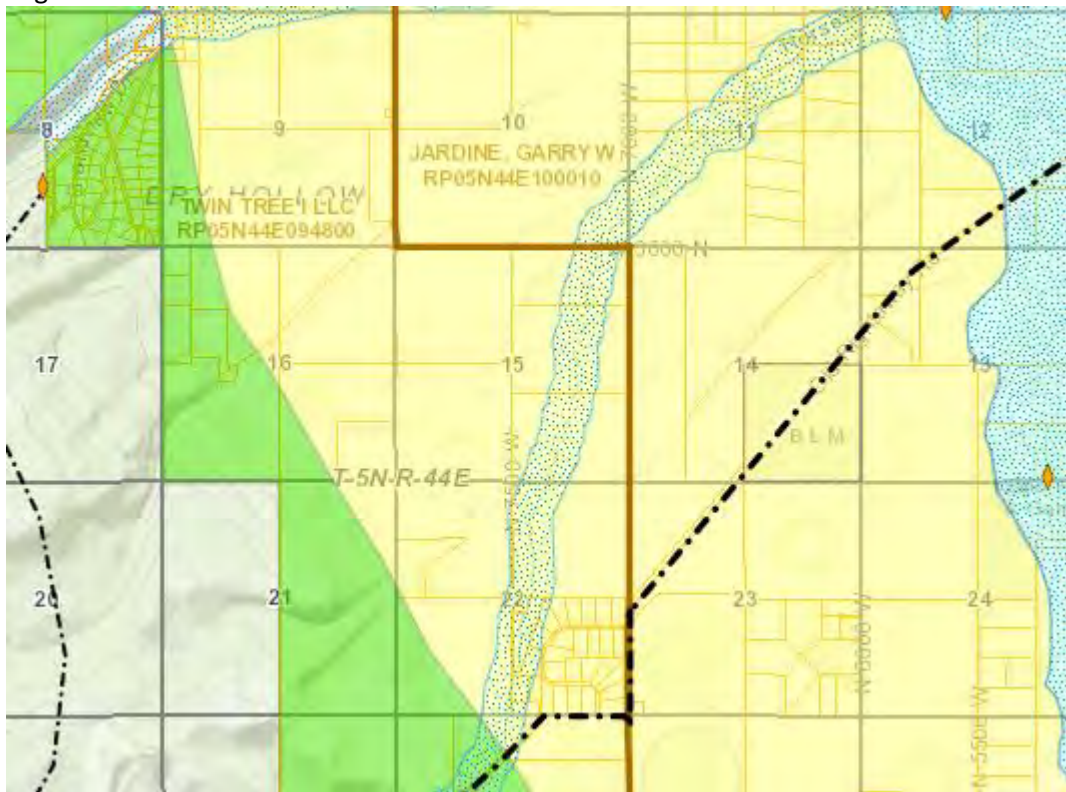


Figure 9. Future Land Use Framework Map

This application does include provisions for clustering and open space requirements as a PUD and therefore could comply with the vision set forward in the comprehensive plan.

Objective: 2. The availability of public services to accommodate the proposed development.

Applicant Comment:

Availability of Public Services to Accommodate the Proposed Development.

Given the location of the proposed development, the intersection of N. 8000 West and W 3000 North, the property is readily accessible. Emergency service and public services have ready access to the property.

The development utilizes individual subsurface wastewater disposal systems for sanitary sewer.

A combination of a public water system and individual wells for specific lots under the IDWR domestic exemption are planned for culinary water.

Staff Comment:

This subdivision will require a method of fire suppression and preliminary approval from Teton County Fire Marshal. The applicant will need to provide an adequate water source and pressurized system per Teton County Fire Marshal comments. This will require review and approval before the preliminary plat application is submitted. Applicant will also need to supply detailed water resources information and water rights information.

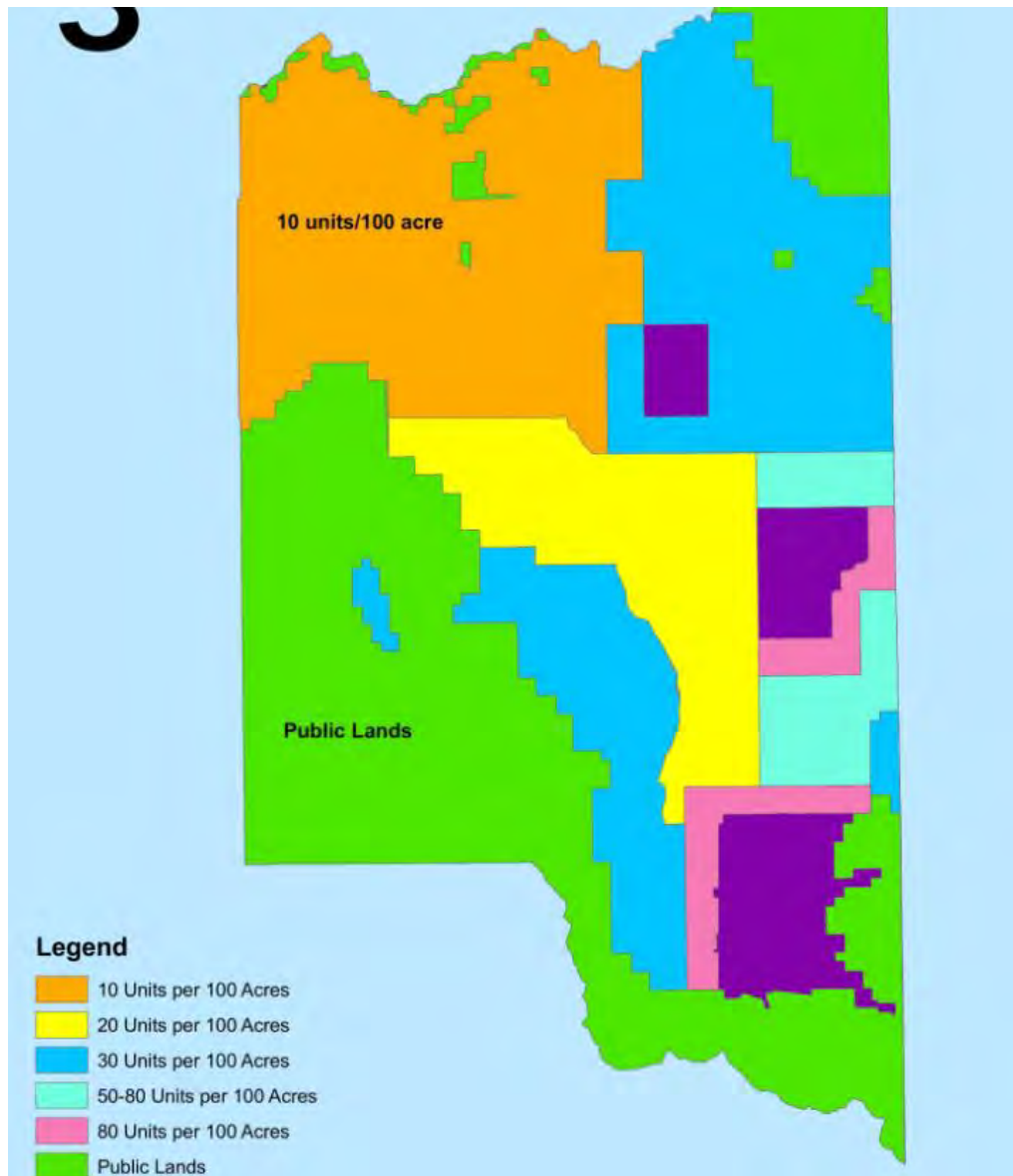
Objective: 3. The conformity of the proposed development with the Capital Improvements Plan (CIP).

Applicant Comment:

Conformity of the Proposed Development with the Capital Improvements Plan.

The proposed development does not propose any new roads within the County.

Staff Comment:



The adopted 2008 CIP indicated the future density of this area would be near 20 units per 100 acres. The proposal of 74 residential units on 149 acres would not meet this proposal, but the PUD provisions indicating 159.5 acres of developed property (Between the dude ranch non-residential units and 74 residential units) to the total project area of 532 acres could approximately meet this CIP calculation.

Objective: 4. The public financial capability of supporting services for the proposed development.

Applicant Comment:

Public Financial Capability of Supporting Services for the Proposed Development.

The proposed development does not extend the physical distance necessary to receive supporting services such as police, fire protection ambulance, or school buses. Several larger developments exist within two miles of the proposed development, each of which already relies on publicly provided supporting services.

Staff Comment:

A fiscal impact study will be required to determine the impact of this development. As a note to the applicant, any housing required by employees should be included in the development proposal as workforce housing to ensure the commercial component is self-sustaining.

Objective: 5. Other health, safety, or general welfare concerns that may be brought to the County's attention.

Applicant Comment:

Other health, Safety or General Welfare Concerns that May be Brought to the County's Attention

No health, safety or general welfare concerns outside of those experienced by any other county resident are known to be associated with the proposed development.

Staff Comment:

The steep slopes (Hillside Overlay) are of concern on the western portion of this proposal. There is also concern about the ability for this PUD proposal to provide adequate water and sewer. Traffic and subsequently any off-site improvements for roads will be addressed after a Traffic Impact Study is completed.

STAFF RECOMMENDATION:

Staff recommends the PZC continue the public hearing for High Noon Ranch PUD Concept until after the applicant has been able to hold a joint work session with IDWR/DEQ/EIPH to determine the requirements of community water and septic systems. PUD requirements under Teton County Code 9-5-3(D) Community Benefits: public or community water supply system and public or community sewer system. Staff also recommends the applicant supply an updated narrative to address the changes in the Concept Plan as well as provide more information in regards to the dude ranch.

CONDITIONS OF APPROVAL

1. Meet with US Forest Service District Ranger, Jay Pence, to confirm the following details on the development and its boundary with the National Forest:
 - a. Setbacks
 - b. Trails
 - c. Fire prevention
 - d. Any additional permits required for commercial Dude Ranch activities
2. Identify all water resources and water rights including irrigation, culinary water, and fire protection water source.
3. Identify and receive approvals from Teton County Fire Marshal on fire protection and apparatus.

LIST OF ITEMS NEEDED BEFORE PRELIMINARY PLAT (in addition to the list provided in the preliminary plat application):

1. Complete studies for the Preliminary Plat that will need to be completed (As a note to the applicant, all studies must incorporate the potential full build out of the project – meaning ADUs must be considered unless otherwise restricted by the applicant in the PUD plat):
 - Natural Resource Analysis and Wildlife Habitat Assessment
 - Traffic Impact Study (TIS)
 - After the TIS is complete, a meeting with Teton County Staff: Planning Administrator, Public Works Director, and Fire Marshal is required to identify necessary improvements on and off-site.
 - Fiscal Impact Study
2. Address Public Works comments:
 - All infrastructure must be built to County Standards.
 - Proposed development in the southwest corner of the PUD may be subject to Hillside Overlay Regulations.
 - A traffic impact study will be required (anticipating full build out of development).
 - An improvements plan will need to be submitted, approved and referenced in the final development agreement. A preliminary plat application will require this improvements plan.
3. Address all development aspects and requirements related to the Hillside Overlay (see Teton County Code 9-3-2(c-2-c-HS).
4. Open Space Management Plan is a requirement of PUDs.
5. A phasing plan is acceptable for PUDs; if phasing will be included, it should be included in the final master plan.
6. Permitted with Conditions Application for the Dude Ranch Component of the PUD – this should be conditioned on Final Approval of a PUD proposal.
7. A further narrative will be required to understand the Dude Ranch proposal.

PLANNING & ZONING COMMISSION ACTIONS

- A. Approve the Concept Plan, with the possible conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.
- B. Approve the Concept Plan, with modifications to the application request, or adding conditions of approval, having provided the reasons and justifications for the approval and any modifications or conditions.
- C. Deny the Concept Plan application request and provide the reasons and justifications for the denial.
- D. Continue to a future PZC Public Hearing with reasons given as to the continuation or need for additional information.

MOTIONS

The following motions could provide a reasoned statement if a Commissioner wanted to approve or deny the application:

APPROVAL

Having concluded that the Criteria for Approval of a Subdivision Concept Plan found in Title 9-3-2(B-4) can be satisfied (with the inclusion of the following conditions of approval: ...)

- I move to APPROVE the Concept Plan for High Noon Ranch PUD as described in the application materials submitted June 28, 2022, and as updated with additional applicant information attached to this staff report.

DENIAL

Having concluded that the Criteria for Approval of a Subdivision Concept Plan found in Title 9-3-2(B-4) have not been satisfied, I move to DENY the Concept Plan for High Noon Ranch PUD as described in the

application materials submitted June 28, 2022 and as supplemented with additional applicant information attached to this staff report. The following could be done to obtain approval:

1. ...

CONTINUATION

I move to continue the public hearing for High Noon Ranch PUD in order to obtain additional information from the applicant or other agencies *after the applicant has had a joint work session for the community water and septic systems.*

Prepared by: Jade Krueger, Planning Administrator

ATTACHMENTS:

- | | |
|---------------------------------|---------------------------------------|
| A) Application (3 pages) | F) Letter of Authorization (1 page) |
| B) Concept Master Plan (1 page) | G) US Forest Service Letter (2 pages) |
| C) Narrative (30 pages) | H) Public Comments (38 Pages) |
| D) Fire Marshal Review (1 page) | |
| E) Public Works Review (1 page) | |

End of Staff Report



NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT

CONCEPT PLAN

SUBDIVISION/PLANNED UNIT DEVELOPMENT APPLICATION

The Concept Plan Review is the first of three steps in the development process. Upon receipt of the required materials the Planning staff shall stamp the application received, review the application for completeness and then schedule a Concept Review Meeting between the Applicant and the Planning Administrator or his or her designee. The application is constituted accepted upon completion of the checklist items and the review meeting with the Administrator. The Administrator will prepare a staff report for the Applicant within sixty (60) days. It is recommended that the Applicant review Titles 6, 8 and 9 of the Teton County Code prior to submittal. These Titles along with application materials are located on the County website at www.tetoncountyidaho.gov. The Planning staff is also available to discuss applications and answer questions prior to receiving an application.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: High Noon Ranch LLC

Applicant: John Stern E-mail: jstern13@gmail.com

Phone: (305) 773-6662 Mailing Address: 450 S. Old Dixie Hwy.

City: Jupiter State: Florida Zip Code: 33458

Engineering Firm: Civilize, PLLC Contact Person: Brent Crowther Phone: (208) 351-2824

Address: 3853 W. Mountain View Dr. E-mail: bcrowther@civilize.design
Rexburg, ID 83440

Location and Zoning District:

Address: 3090 N 8000 West, Driggs, ID Parcel Number: RP05N44E164950
RP05N44E166000
RP05N44E160010
RP05N44E153000
RP05N44E150600

Section: 16 Township: 5N Range: 44E Total Acreage: 2.55+167.05+122.42
+160.00+80.00=532.02

Proposed Units/ Lots: 80 + dude ranch Proposed Open Space Acres: 302

Proposing a Subdivision ☐
Zoning: A 2.5 ☒ A 20 ☐

Proposing a Planned Unit Development ☒
Planned Community ☐ Rural Reserve ☒

- ☒ Latest recorded deed to the property
- ☒ Development name approved by GIS
- ☒ 10% of total base fee (see current fee schedule)
- ☒ Affidavit of Legal Interest
- ☒ Pre-application conference completed. Date: May 31, 2022

Attachment: A. Application (High Noon Ranch Rural PUD Concept Hearing)

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning and Zoning Commission public hearing.

• Applicant Signature: John Stern Date: 6/28/2022
on behalf of High Noon Ranch LLC

I, the undersigned, am the owner of the referenced property and do hereby give my permission to _____ to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

• Owner Signature: _____ Date: _____

Fees are non-refundable.

SECTION II: CONSIDERATION FOR APPROVAL

Please submit narrative referencing the following:

- The conformance of the subdivision/PUD with the Comprehensive Plan.
- The availability of public services to accommodate the proposed development.
- The conformity of the proposed development with the capital improvements plan.
- The public financial capability of supporting services for the proposed development.
- Other health, safety or general welfare concerns that may be brought to the County's attention.

SECTION III: CHECKLIST OF ITEMS REQUIRED ON THE PLAN/PLAT DOCUMENT

1. Number of Plans:

- Two (2) Plans (one 11" X 17" or 18" X 24") and one digital copy prepared by a professional land Surveyor/Engineer

2. Items on Plan/Plat:

- Plat is labeled "Concept Master Plan" in the lower right corner
- Open space, as required
- Neighboring property boundaries and owners within 300 feet
- Date prepared and date of any revisions
- Scale of drawings
- North arrow
- Vicinity map
- Section(s), Township, Range
- Specific phase, if any, has been labeled

3. Topographical Information:

- Contour lines
- Flood hazard area, if any
- Overlay areas

4. Design Requirements:

- Total acreage
- Number of lots and size
- Street layout including width and designation of county road access with notation of approaches, if applicable, no closer than 300 feet to one another
- Existing streets and names within 200 feet
- Easements for irrigation, water, sewer, power and telephone

SECTION IV: CHECKLIST OF REQUIRED ITEMS

Please submit narrative or renderings addressing each of the following categories:

1. Water Resources:

- Description of irrigation system
- Description of culinary water system
- Water rights
- Description of waste system
- Natural drainage channels
- Storm and surface water drainage

2. Maps Required:

- Soil types
- Geographical hazards

3. Availability and capability of public services:

These topics are to be addressed in a general way. A Public Service/ Fiscal Analysis may be required at the Preliminary Plat stage, at which time these items will be addressed in detail.

- Fire protection
- Police protection
- Public road construction and maintenance
- Central water
- Central sewer
- Parks and open space
- Recreation
- Infrastructure/open space maintenance
- Schools
- Solid waste collection
- Libraries
- Hospital
- Estimate of tax revenue

4. Zone Change, if any:

- Current Zoning District
- Proposed Zoning District
- Submit completed Zone Change Application

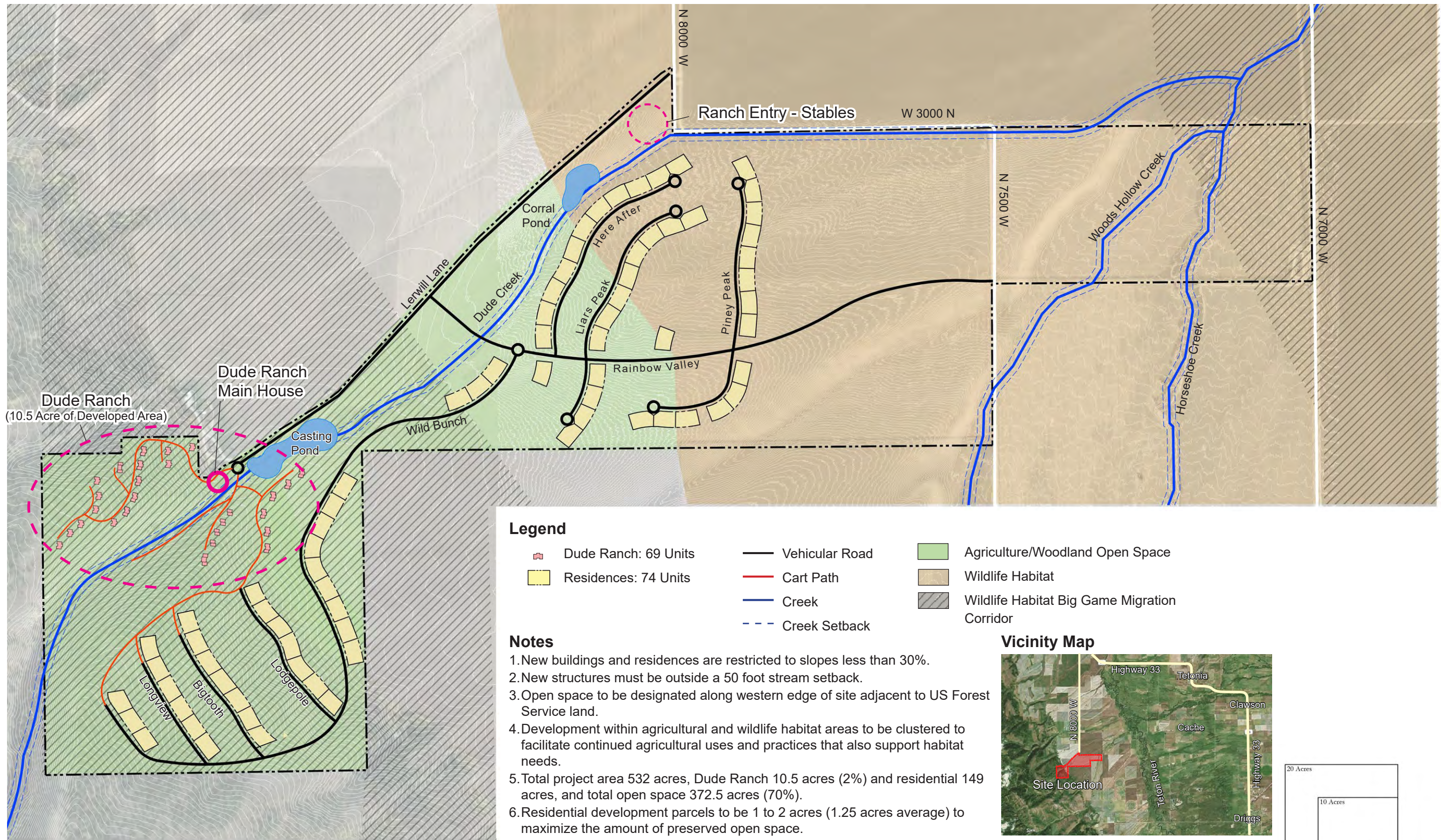
5. Other Land Use Applications, if any:

- Scenic Corridor
- Conditional Use Permit
- Variance
- Other: _____

SECTION V: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

☐ Application is considered complete and accepted on this the _____ day of _____, 20____.

Planning Administrator/Designee Signature: _____



Concept Master Plan

HIGH NOON RANCH PUD

Teton County, IDAHO

VITA

PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

Date: October 3, 2022 T:\48622\1 Grand Teton\2 DESIGN\1 CAD BASE\1 BASE.dwg

October 3, 2022



1" = 800'-0" at 11" x 17"



High Noon Ranch LLC

2022

High Noon Ranch Rural Reserve PUD
Concept Plan Application Supplement

Attachment: C. Narrative (High Noon Ranch Rural PUD Concept Hearing)



Civilize, PLLC

Management and Engineering

bcrowther@civilize.design

3853 W. Mountain View Drive

Rexburg, ID 83440

208-351-2824

6/28/2022

High Noon Ranch Rural Reserve PUD

Supplementary Information Concept Plan Application Supplement

Parcel Number: RP05N44E164950, RP05N44E166000, RP05N44E160010, RP05N44E153000, RP05N44E1506000

Acres: $2.55 + 167.05 + 122.42 + 160.00 + 80.00 = 532.02$

Legal Description: TAX #7504 SEC 16 T5N R44E, TAX #7511 SEC 16 T5N R44E, TAX #7507 SEC 16 T5N R44E, S2NW4, N2NW4 SEC 15 T5N R44E, N2NE4 SEC 15 T5N R44E

County Zoning: A / RR 2.5, 2.5 acre min. lot size

Approved Subdivision Name: High Noon Ranch

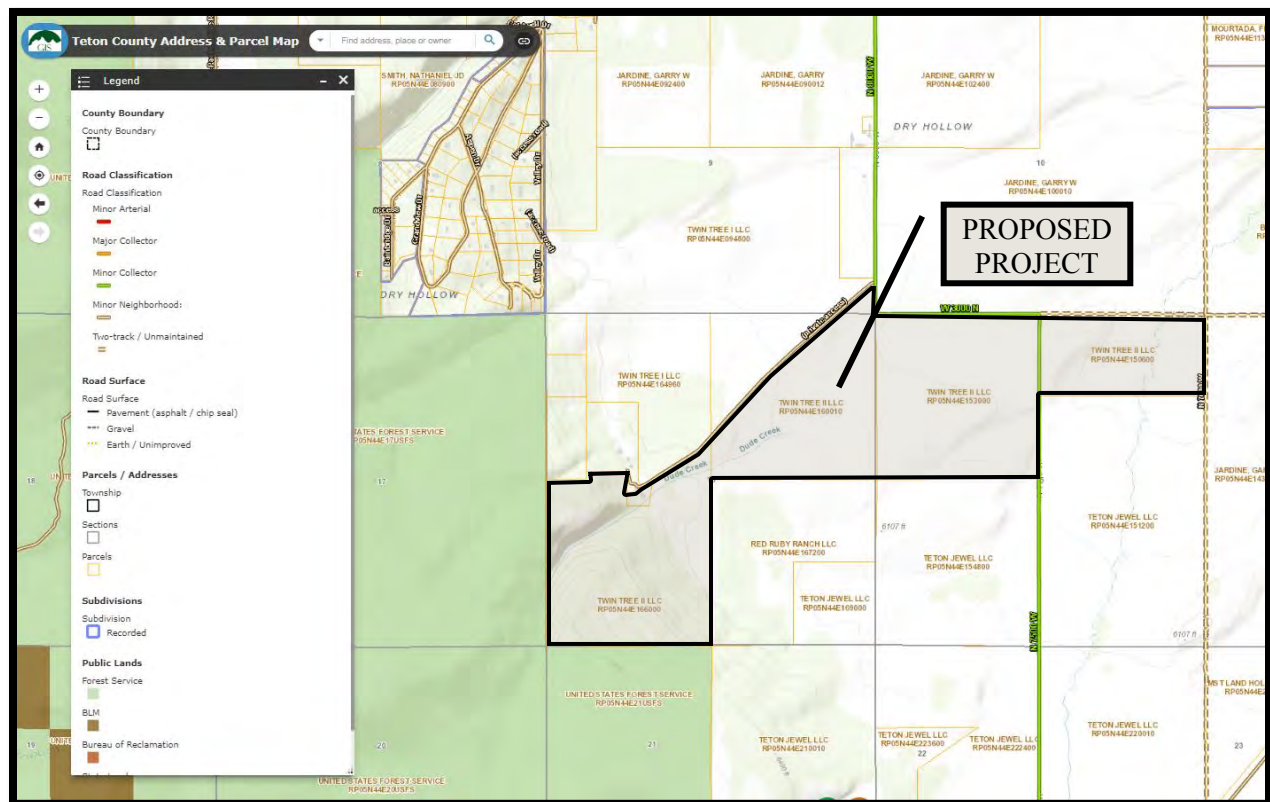
Approved Road Name: See Concept Master Plan

Access Roads: N 8000 West and W 3000 North

Zoning Overlays: Wildlife Habitat (Big Game Migration Corridor, Sharptail Grouse Breeding), Hillside (> 30%).

Resource Overlays: Natural Resources **Floodzone:** No **Airport Overlay:** No **Hazard Area:** No

Migratory Area: Yes **Adjacent to Public Lands:** Yes **FEMA Zones:** None



Attachment: C. Narrative (High Noon Ranch Rural PUD Concept Hearing)

INTRODUCTION

The High Noon Ranch Rural Reserve PUD is a proposed mixed-use project with residential lots, a dude ranch, and a viable agricultural operation located at the southwest corner of the intersection of N 8000 West and W 3000 North on the west side of the Teton Valley. The site is comprised of five parcels totaling 532 acres. The property is currently zoned A / RR 2.5. The proposed development consists of 80 residential lots developed as a rural reserve PUD in accordance with the Teton County Subdivision Regulations, a dude ranch comprising 360 acres, and open space situated to protect critical natural resources and productive agricultural operations. Packsaddle Creek Estates, a residential PUD, is north and west of the proposed development.

PROJECT COMPONENTS

Access & Circulation

The development will be accessed via N 8000 West and W 3000 North at the northeast corner of the project. Lots within the subdivision will be served by private roads built to county standards. Maintenance and plowing of the subdivision roads will be the responsibility of the HOA and property owners.

Setbacks & Building Envelopes

In all cases, building setbacks will comply with the minimum setbacks required by Teton County. Building envelopes will be established for the lots, taking note of wildlife habitat, agricultural operations, and visibility.

Open Space and Density

The Teton County Subdivision Regulations require that 50% of a Rural Reserve PUD be designated open space. Consequently, the proposed project provides 50-60% of dedicated open space, currently configured at approximately 302 (56%) acres. The project envisions a community featuring eco-friendly and sustainable living with home site tastefully situated to preserve both the natural beauty of the property and the current agricultural operations. The proposed development includes plans for incorporating recreational elements such as equestrian events, trails for biking, hiking, and recreational vehicles, farm-to-table gardening, and so forth. Consequently, the open space will be situated to protect critical wildlife habitat, natural resources such as riparian corridors and wetlands, and agricultural operations. Furthermore, the project intends to maintain public access to the USFS ground as is currently enjoyed.

Domestic Water

At present, the development anticipates utilizing the natural spring water originating on the ranch and designing and constructing a community water system to supply domestic water to the homes. This approach will depend upon establishing that the spring water is suitable for use in a public water system. The community water system will be supplemented as needed with individual wells under the domestic exemption to serve specific purposes and sites. Installation, maintenance, and permitting of domestic wells will be the responsibility of individual lot owners.

Wastewater

Wastewater treatment will be provided by individual subsurface wastewater disposal systems, one for each buildable lot while the dude ranch will utilize a large-scale adsorption system.

Stormwater

During initial construction appropriate erosion control measures and best practices will be used to minimize erosion and pollution. The proposed development maintains the natural drainage patterns of the site to the maximum extent practicable. A Stormwater Management Plan will be prepared and submitted with the Preliminary Plat Application.

Fire Protection

Fire protection will be provided by the Teton County Fire District. To facilitate fire suppression on the project and to satisfy the requirements of the Teton County Fire District, it is anticipated that at least one pond will be needed to store water for fire suppression.

Overlay Zones

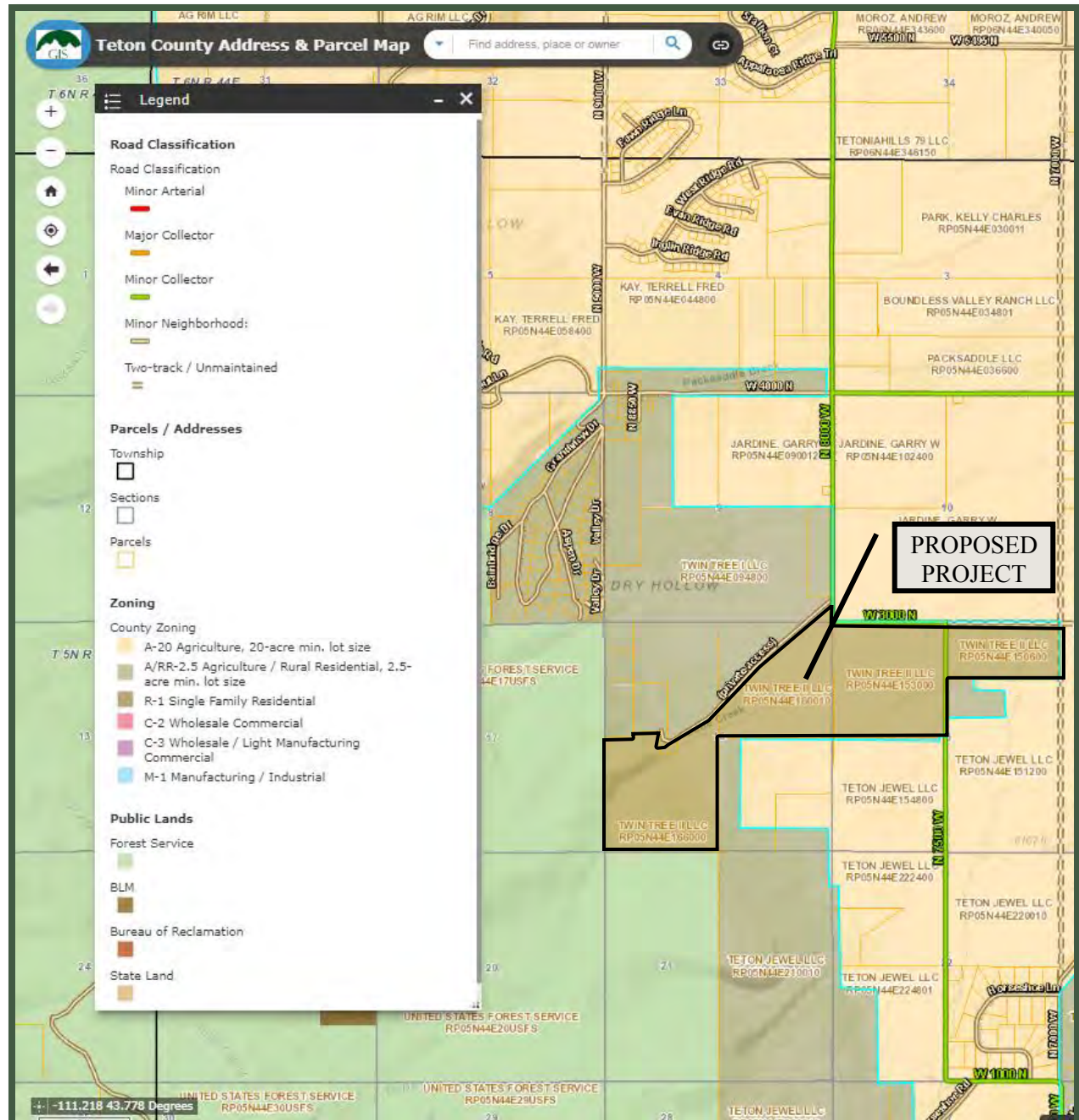
Regarding overlay zones;

- The site is located in a Natural Resource Overlay with critical habitat for big game migration as well as sharptail grouse breeding habitat.
- The site contains hillsides greater than 30%.

Geophysical Hazards

- There are no FEMA Special Flood Hazard Areas (SFHA) mapped on the site.
- The site is mapped as “Class 1: Low Liquefaction Susceptibility”, the lowest risk of three categories relating to earthquake hazard.

SECTION I: PERSONAL AND PROPERTY RELATED DATA



Attachment: C. Narrative (High Noon Ranch Rural PUD Concept Hearing)

Latest recorded deed to the property

See appendix.

Development name approved by GIS

Development name and road named checked with GIS. Names are good.

10% of total base fee (see current fee schedule)

Fees enclosed.

Affidavit of Legal Interest

An affidavit of legal interest is provided in the appendix.

Pre-application conference completed

A pre-application review was completed by the Planning & Zoning Administrator with findings published on May 31, 200. Subsequently, a pre-application conference was held with Planning & Zoning Administrator on June 14, 2022 wherein the project elements and approach were discussed with the Planning & Zoning Administrator, the County Engineer, and the Fire Marshal.

SECTION II – CONSIDERATION FOR APPROVAL

Attachment: C. Narrative (High Noon Ranch Rural PUD Concept Hearing)

Conformance of the Subdivision/PUD with the Comprehensive Plan.

The High Noon Ranch Rural Reserve PUD will comply with the Comprehensive Plan and provide residential housing opportunities that preserve the heritage and traditions of the community.

1. Our Community Envisions a Sustainable Future for Teton County We will strive to: Establish a vibrant, diverse and stable economy.

The proposed development contemplates a mixed-use development as allowed by current zoning regulations with single-family homes arranged in clusters and a dude ranch on the west side of the valley against the foothills of the Big Hole Mountains. The development does not seek to maximize the allowed units per the zoning regulations but does seek to create a development that harmonizes with the environment, incorporates sustainable elements, mitigates disruption to wildlife, and continues utilizing portions of the land for agriculture.



2. Create and maintain a well-connected, multi-modal network of transportation infrastructure to provide convenient and safe mobility for all residents, visitors and businesses.

The proposed development utilizes the established road network with new privately owned roads constructed within the development to provide access to the proposed lots.

3. Preserve natural resources and a healthy environment, which are essential for creating viable future economic and recreational opportunities for all users.

As proposed, the development provides for approximately 302 acres of dedicated open space which allows for the preservation of natural resources, continues farming portions of the property, and maintains a healthy outdoor environment for the residents.

4. Contribute to Our Strong Sense of Community by Providing Quality Facilities, Services and Activities to Benefit the Community.

The proposed development will contribute to the strong sense of community by providing quality living space wherein the future residents can participate in the activities and events of the community. The owners are desirous of providing amenities and events within the project wherein the community is welcomed and invited to participate to the level wanted by the residents of the valley and allowed by regulation and the elected public officials.

5. Maintain, Nurture and Enhance the Rural Character and Heritage of Teton Valley.

Clustered home sites combined with over 50% dedicated open space, will mitigate the visual impact of the development and contribute to maintaining the rural character of the Teton Valley while nurturing the agricultural heritage of the land.

Availability of Public Services to Accommodate the Proposed Development.

Given the location of the proposed development, the intersection of N. 8000 West and W 3000 North, the property is readily accessible. Emergency service and public services have ready access to the property.

The development utilizes individual subsurface wastewater disposal systems for sanitary sewer.

A combination of a public water system and individual wells for specific lots under the IDWR domestic exemption are planned for culinary water.

Conformity of the Proposed Development with the Capital Improvements Plan.

The proposed development does not propose any new roads within the County.

Public Financial Capability of Supporting Services for the Proposed Development.

The proposed development does not extend the physical distance necessary to receive supporting services such as police, fire protection ambulance, or school buses. Several larger developments exist within two miles of the proposed development, each of which already relies on publicly provided supporting services.

Other health, Safety or General Welfare Concerns that May be Brought to the County's Attention

No health, safety or general welfare concerns outside of those experienced by any other county resident are known to be associated with the proposed development.

SECTION III: CHECKLIST OF ITEMS REQUIRED ON THE PLAN/PLAT DOCUMENT

Attachment: C. Narrative (High Noon Ranch Rural PUD Concept Hearing)

1. Number of Plans:

Two (2) sets of plans (on 11" X 17" or 18" X 24") and one digital copy prepared by a professional land Surveyor/Engineer are provided with the application.

2. Items on Plan/Plat:

Plat is Labeled "Concept Master Plan" in the Lower Right Corner

Yes

Open Space, as Required

Open space is provided as required by Teton County for a rural reserve PUD with over 50% of the land area dedicated as open space.

Neighboring Property Boundaries and Owners Within 300 Feet

Neighboring property boundaries and owners are reflected on the Concept Master Plan within 300 feet in each cardinal direction.

Date Prepared and Date of Any Revisions

The date the document was prepared is provided in the title block as well as revisions in the revision block.

Scale of Drawings

The drawing scale is 1" = 400' when printed full-size on 22" x 34" paper. When viewing on 11" x 17" paper, the scale is ½ size as well with 1" = 200'.

North Arrow

The north arrow is shown in the lower right-hand corner along with the scale.

Vicinity Map

A vicinity map is provided in the lower right-hand corner.

Section(s), Township, Range

The Section, Township, and Range are provided in the notes section of the Concept Master Plan. For reference, they are provided below:

PUBLIC LAND SURVEY SYSTEM..... SEC 16 & 17, TWP 5N, RNG 44E. B.M.
LATITUDE AND LONGITUDE 43°45'32.4" N, 111°16'30" W

Specific Phase, If Any, Has Been Labeled

As presently conceived, the project will have multiple phases. While the phases may be so designated at this juncture, the owners prefer to discuss phasing with the appointed and elected bodies and schedule phasing in a coordinate manner to least disrupt the ongoing agricultural operation and minimize impacts to the public facilities.

3. Topographical Information:

Contour lines

A topographic survey has been completed and contour lines are presented on the Concept Plan.

Portions of the property include slopes greater than 30% as depicted in the following map.

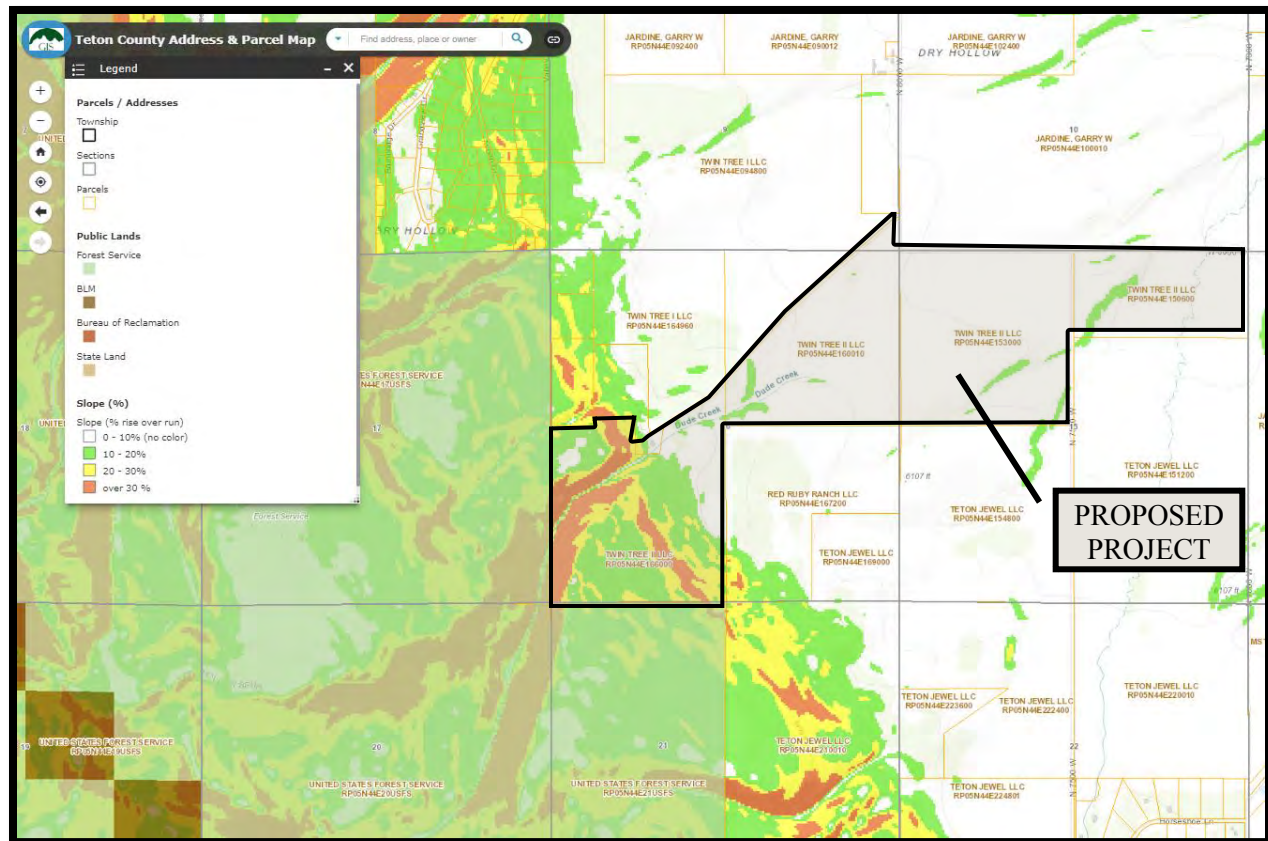


Figure 1: Slope Mapping from Teton County GIS System (2022).

Flood Hazard Area, If Any

As derived from the Teton County GIS mapping and illustrated in the figure below, none of the proposed development lies within a mapped flood zone or flood hazard area.

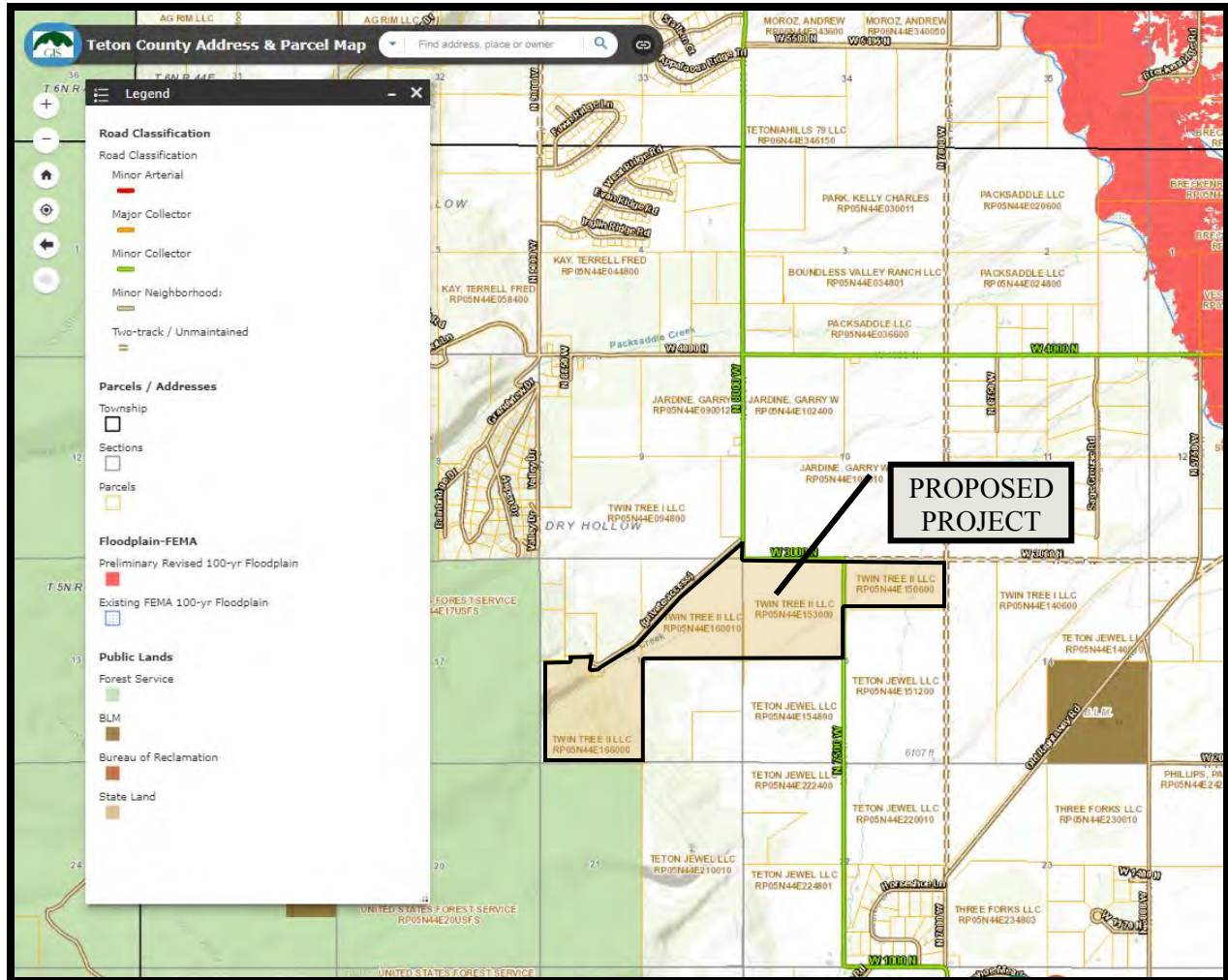


Figure 2: Flood Hazard Mapping from Teton County GIS System (2022).

Wetland, Migration Path, Feeding or Breeding area.

As derived from the Teton County GIS mapping and illustrated in the figure below, portions of the property fall within the big game migration corridor and seasonal range and portions of the property include sharp-tailed grouse breeding habitat. Because of this, a Natural Resources Analysis will be necessary along with a Wildlife Habitat Assessment including a mitigation plan and management plan.

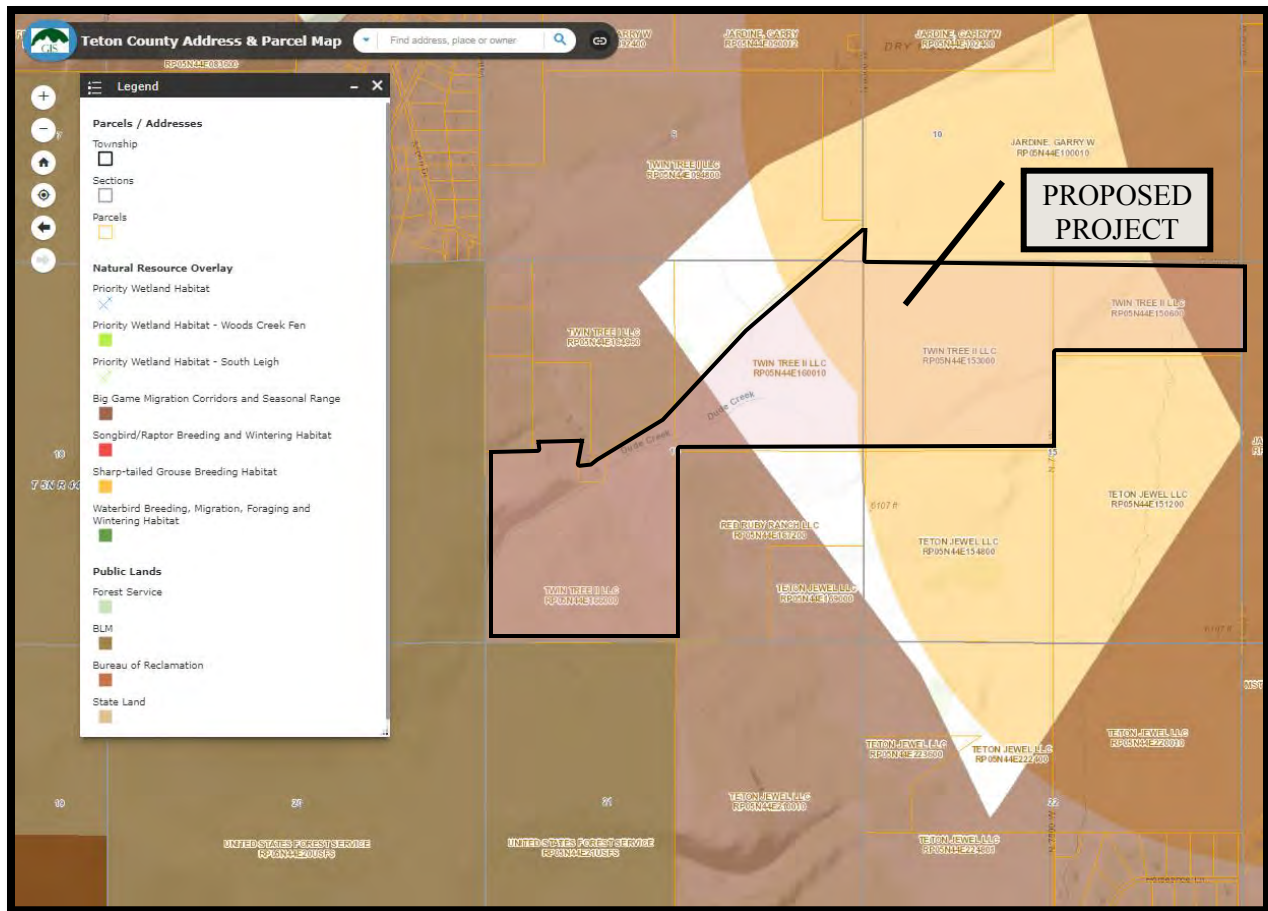


Figure 3: Big Game Migration Corridor Mapping from Teton County GIS (2022).

4. Design Requirements:

Total Acreage

The total acreage is 532.02 acres.

Number of Lots and Size

The total number of lots is 80 single-family lots sized between 1.0 and 2.0 acres along with the lot for the dude ranch sized at approximately 7.2 acres, and the open space..

Street Layout Including Width and Designation of County Road Access with Notation of Approaches, If Applicable, No Closer Than 300 Feet to One Another

The Concept Master Plan describes the main access to the development from N 8000 West, which is an existing road. Based on the average daily traffic (ADT), roads within the subdivision will be designed to the county road standards for collector roads and minor roads as described in the Teton County Highway Street Guidelines for Construction.

Teton County Road Standards – Collector Road

The main subdivision road will be a collector road consistent with an ADT of 400 plus vehicles per day. The road standard calls for a 60 foot ROW with two lanes at 11 feet each and a 4 foot shoulder on each side

Although the designation of a major collector is not based on average daily traffic (ADT), major collectors in Teton County as defined in Figure 2 generally have a traffic volume exceeding 400 vehicles per day. The major collector standard for Teton County, Idaho is shown in Table 4 below, while the cross section can be seen in Figure 5.

Table 4. Major Collector Standard

Lane Width (ft)	Shoulder Width (ft)	Road Width (ft)	ADT (veh/day)	Speed Limit (mph)
11	4*	30	400+	45-55

*4 foot shoulder lanes are to accommodate bike traffic as recommended by AASHTO.

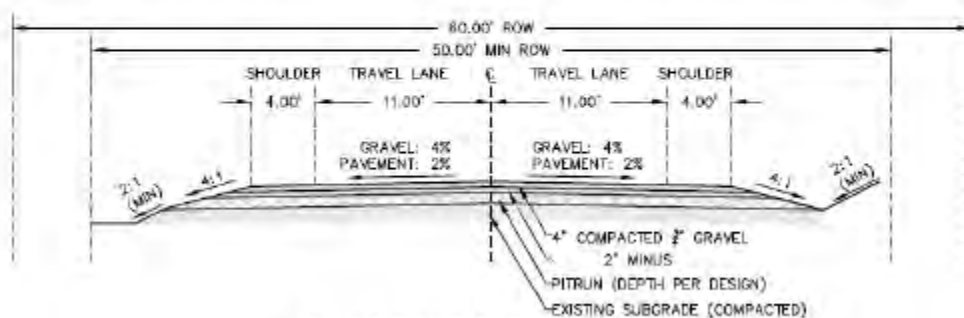


Figure 5. Major Collector Cross-Section

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Teton County Road Standards – Minor Collector

Some roads will be designed and constructed as minor collectors consistent with an ADT of 150 to 400 vehicles per day. The road standard calls for a 60 foot ROW with two lanes at 10 feet each and a 2 foot shoulder on each side

Although the designation of a minor collector is not based on ADT, major collectors in Teton County as defined in Figure 2 generally have a traffic volume ranging from 150 to 400 vehicles per day. The road standard for minor collectors in Teton County, Idaho is shown in Table 5 below, while the cross-section may be viewed in Figure 6.

Table 5. Minor Collector Standard

Lane Width (ft)	Shoulder Width (ft)	Road Width (ft)	ADT (veh/day)	Speed Limit (mph)
10	2	24	150-400	35-45

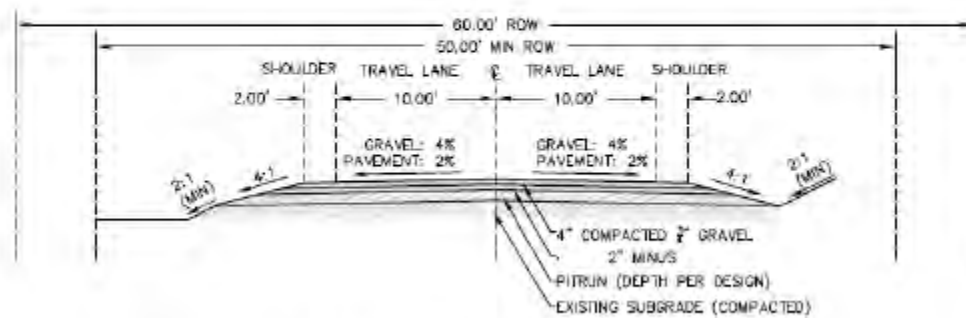


Figure 6. Minor Collector Cross-Section

Teton County Road Standards – Local Roads

Some roads will be designed and constructed local roads consistent with an ADT of less than 150 vehicles per day. The road standard calls for a 50 foot ROW with two lanes at 9 feet each and a 2 foot shoulder on each side

Local roads as defined in Figure 2 generally have an ADT of less than 150 vehicles per day, although many exceed this value. The design standard for local roads in Teton County, Idaho is outlined in Table 7 below, while the cross-section may be viewed in Figure 7.

Table 7. Local Road Standard

Lane Width (ft)	Shoulder Width (ft)	Road Width (ft)	ADT (veh/day)	Speed Limit (mph)
9	2	22	<150	25-35

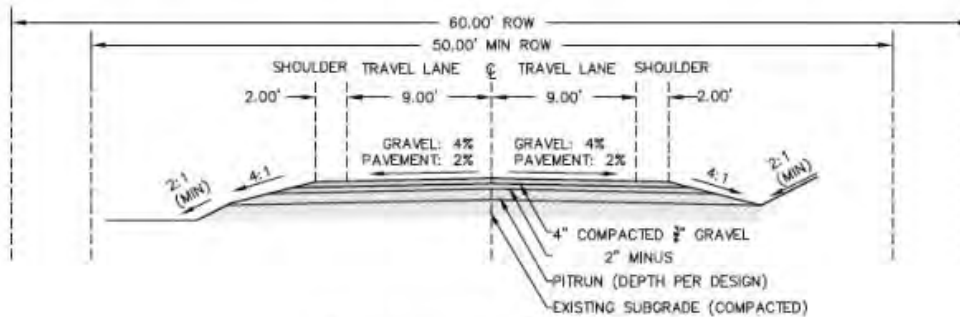


Figure 7. Local Road Cross-Section

Existing Streets and Names within 200 Feet

The only streets within 200-feet are N 8000 West and W 3000 North, both of which are identified on the Master Concept Plan.

Easements for Irrigation, Water, Sewer, Power and Telephone

Easements for Water, Sewer, Power, and Telephone

A utility easement is provided along each road ROW.

Irrigation

There are no designated irrigation channels on the property, although water from Dude Creek is used to irrigate portions of the property and portions of the property fall within the jurisdiction of the Fremont Madison Irrigation District. If any are discovered during the Title Search, they will be honored with the appropriate easements.

SECTION IV: CHECKLIST OF REQUIRED ITEMS

Attachment: C. Narrative (High Noon Ranch Rural PUD Concept Hearing)

1. Water Resources:

As depicted in the following map extracted from the Teton County GIS system, the proposed development is bounded by Packsaddle Creek but is not impacted by an irrigation company.

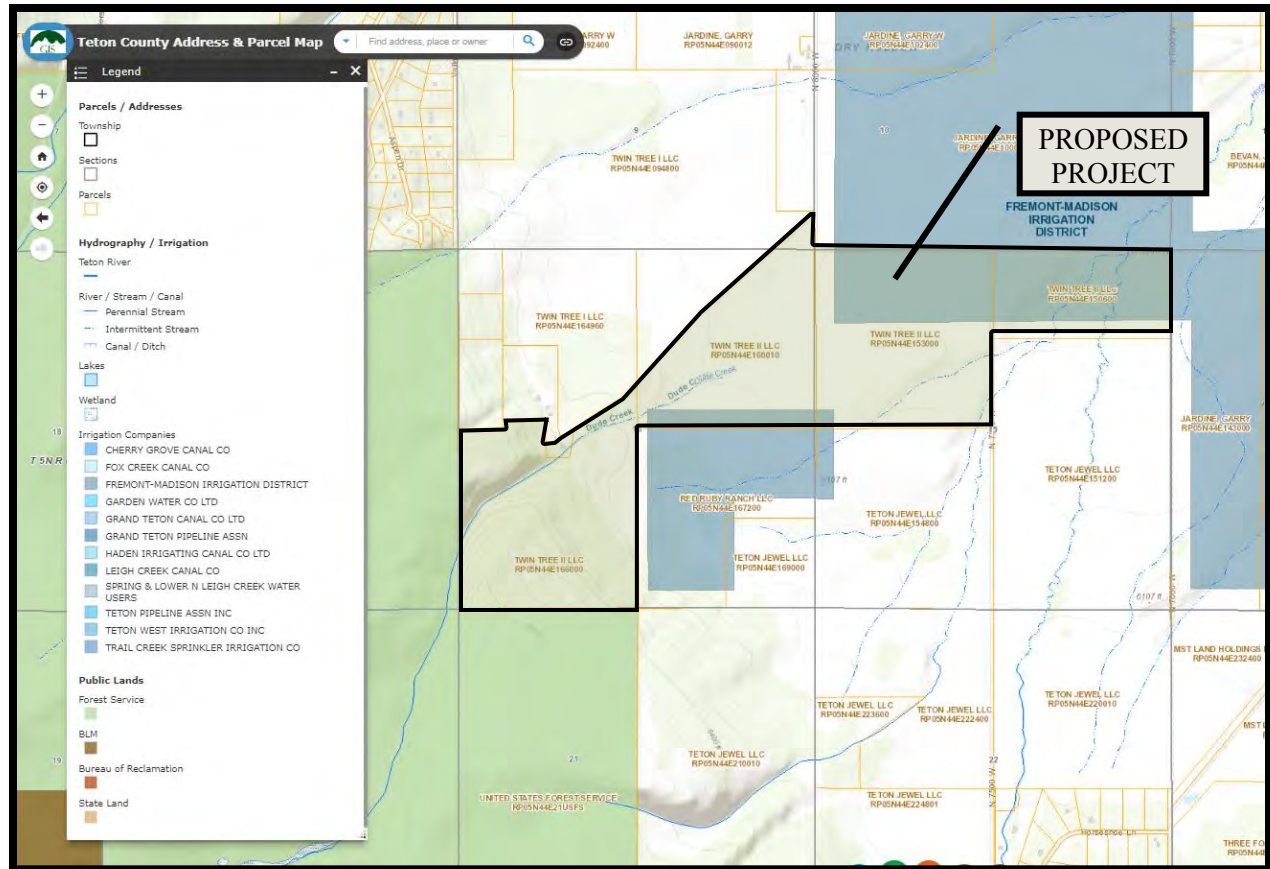


Figure 4: Hydrography and Irrigation per the Teton County GIS Mapping System (2022).

Description of Irrigation System

Any water rights associated with previous agricultural land will be conveyed with the sale and used on the property for irrigation.

Description of Culinary Water System

As discussed here-to-fore, the intent is to utilize the springs on the property and develop a community water system to serve the proposed development. If that proves unfeasible, each single-family home will be responsible for drilling their own well under the domestic exemption provision of Idaho Statute.

Water Rights

Water rights will convey with the property and be used for the community water system and agricultural use.

Description of Waste System

Each lot will utilize an individual subsurface wastewater disposal system as allowed by District 7 Health Department.

Natural Drainage Channels

Dude Creek flows through the property, though there is not any surface discharge into the Teton River. Drainage is primarily overland flow.

Storm and Surface Water Drainage

Consistent with the County requirements related to storm water and drainage, storm water in excess of the pre-developed condition will be retained on site for the design storm.

2. Maps Required:

Soil types

An excerpt from the Web Soil Survey mapping platform developed and managed by the NRCS is provided in the following figure. There are multiple soil types on the property as there are multiple topographic areas.

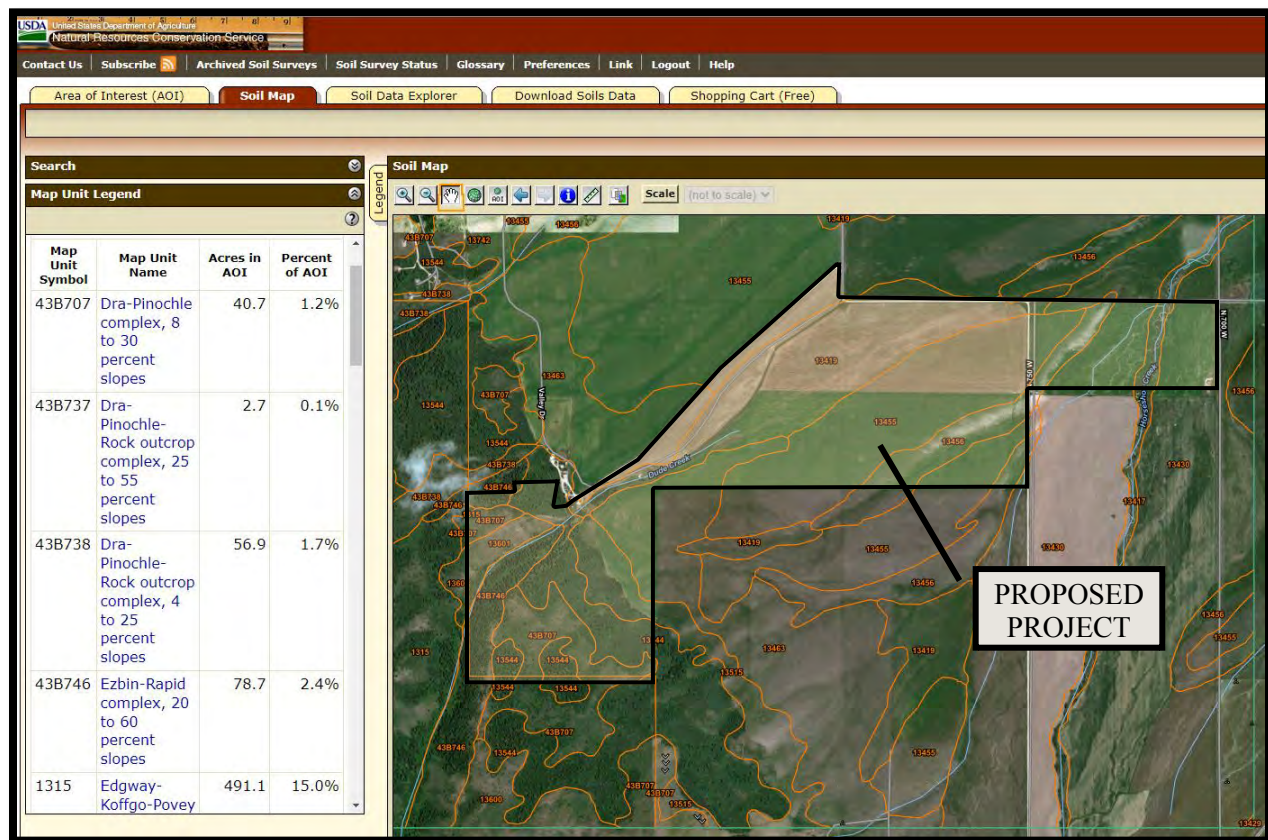


Figure 5: Soils Map from WSS Mapping Developed by the NRCS.

The soil profile taken from the corresponding soils report is also presented.

NRCS Soil Types

13419—Alpine-Kucera complex, 0 to 4 percent slopes

Map Unit Setting

- *National map unit symbol:* 1vggv
- *Elevation:* 5,950 to 6,550 feet
- *Mean annual precipitation:* 16 to 18 inches
- *Mean annual air temperature:* 38 to 44 degrees F
- *Frost-free period:* 50 to 90 days
- *Farmland classification:* Prime farmland if irrigated

Map Unit Composition

- *Alpine and similar soils:* 55 percent
- *Kucera and similar soils:* 30 percent
- *Minor components:* 15 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Alpine

Setting

- *Landform:* Fan remnants, stream terraces
- *Down-slope shape:* Convex, linear
- *Across-slope shape:* Linear, convex
- *Parent material:* Mixed alluvium

Typical profile

- *A1 - 0 to 2 inches:* gravelly loam
- *A2 - 2 to 11 inches:* very gravelly loam
- *ABk - 11 to 17 inches:* extremely gravelly loam
- *Bk - 17 to 25 inches:* extremely gravelly sandy loam
- *Bkq - 25 to 31 inches:* extremely gravelly loamy sand
- *Bk' - 31 to 35 inches:* extremely gravelly sandy loam
- *Bkq' - 35 to 44 inches:* extremely gravelly loamy sand
- *Bk1" - 44 to 51 inches:* extremely gravelly sandy loam
- *Bk2" - 51 to 60 inches:* gravel

Properties and qualities

- *Slope:* 0 to 4 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 75 percent
- *Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Sodium adsorption ratio, maximum:* 1.0
- *Available water supply, 0 to 60 inches:* Very low (about 2.2 inches)

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Interpretive groups

- *Land capability classification (irrigated):* 4c
- *Land capability classification (nonirrigated):* 6s
- *Hydrologic Soil Group:* B
- *Ecological site:* R013XY004ID - SHALLOW GRAVELLY 12-16 ARTRV/PSSPS
- *Hydric soil rating:* No

Description of Kucera

Setting

- *Landform:* Loess hills on fan remnants
- *Landform position (two-dimensional):* Backslope
- *Down-slope shape:* Convex, linear
- *Across-slope shape:* Linear, concave
- *Parent material:* Loess

Typical profile

- *Ap1 - 0 to 4 inches:* silt loam
- *Ap2 - 4 to 11 inches:* silt loam
- *AB - 11 to 18 inches:* silt loam
- *Bw - 18 to 32 inches:* silt loam
- *Bk1 - 32 to 52 inches:* silt loam
- *Bk2 - 52 to 60 inches:* silt loam

Properties and qualities

- *Slope:* 0 to 4 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 25 percent
- *Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Sodium adsorption ratio, maximum:* 1.0
- *Available water supply, 0 to 60 inches:* Very high (about 12.1 inches)

Interpretive groups

- *Land capability classification (irrigated):* 4c
- *Land capability classification (nonirrigated):* 4c
- *Hydrologic Soil Group:* C
- *Ecological site:* R013XY001ID - LOAMY 12-16
- *Hydric soil rating:* No

13455–Kucera-Lostine complex, 0 to 4 percent slopes

Map Unit Setting

- *National map unit symbol:* 2mhcc
- *Elevation:* 5,960 to 6,510 feet
- *Mean annual precipitation:* 16 to 26 inches
- *Mean annual air temperature:* 38 to 44 degrees F
- *Frost-free period:* 50 to 90 days
- *Farmland classification:* Prime farmland if irrigated

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Map Unit Composition

- *Kucera and similar soils:* 60 percent
- *Lostine and similar soils:* 25 percent
- *Minor components:* 15 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Kucera

Setting

- *Landform:* Loess hills on fan remnants
- *Landform position (two-dimensional):* Backslope
- *Down-slope shape:* Convex, concave, linear
- *Across-slope shape:* Linear
- *Parent material:* Loess

Typical profile

- *Ap1 - 0 to 4 inches:* silt loam
- *Ap2 - 4 to 11 inches:* silt loam
- *AB - 11 to 18 inches:* silt loam
- *Bw - 18 to 32 inches:* silt loam
- *Bk1 - 32 to 52 inches:* silt loam
- *Bk2 - 52 to 60 inches:* silt loam

Properties and qualities

- *Slope:* 0 to 4 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 25 percent
- *Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Sodium adsorption ratio, maximum:* 1.0
- *Available water supply, 0 to 60 inches:* Very high (about 12.1 inches)

Interpretive groups

- *Land capability classification (irrigated):* 4c
- *Land capability classification (nonirrigated):* 4c
- *Hydrologic Soil Group:* C
- *Ecological site:* R013XY001ID - LOAMY 12-16
- *Hydric soil rating:* No

Description of Lostine

Setting

- *Landform:* Loess hills on fan remnants
- *Landform position (two-dimensional):* Toeslope
- *Down-slope shape:* Convex, concave
- *Across-slope shape:* Linear, concave
- *Parent material:* Loess

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Typical profile

- *Ap1 - 0 to 9 inches: silt loam*
- *Ap2 - 9 to 17 inches: silt loam*
- *AB - 17 to 28 inches: silt loam*
- *Bw1 - 28 to 41 inches: silt loam*
- *Bw2 - 41 to 52 inches: silt loam*
- *Bw3 - 52 to 60 inches: silt loam*

Properties and qualities

- *Slope: 0 to 4 percent*
- *Depth to restrictive feature: More than 80 inches*
- *Drainage class: Well drained*
- *Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)*
- *Depth to water table: More than 80 inches*
- *Frequency of flooding: None*
- *Frequency of ponding: None*
- *Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)*
- *Sodium adsorption ratio, maximum: 1.0*
- *Available water supply, 0 to 60 inches: Very high (about 12.2 inches)*

Interpretive groups

- *Land capability classification (irrigated): 4c*
- *Land capability classification (nonirrigated): 4c*
- *Hydrologic Soil Group: C*
- *Ecological site: R013XY001ID - LOAMY 12-16*
- *Hydric soil rating: No*

[13456—Iphil-Ririe complex, 4 to 20 percent slopes](#)

Map Unit Setting

- *National map unit symbol: 2mhcd*
- *Elevation: 5,920 to 6,460 feet*
- *Mean annual precipitation: 16 to 26 inches*
- *Mean annual air temperature: 37 to 44 degrees F*
- *Frost-free period: 40 to 90 days*
- *Farmland classification: Not prime farmland*

Map Unit Composition

- *Iphil and similar soils: 45 percent*
- *Ririe and similar soils: 30 percent*
- *Minor components: 25 percent*
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Iphil

Setting

- *Landform: Loess hills on fan remnants*
- *Landform position (two-dimensional): Shoulder, backslope*
- *Down-slope shape: Convex*
- *Across-slope shape: Linear, convex*
- *Parent material: Loess*

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Typical profile

- *Ap1 - 0 to 4 inches: silt loam*
- *Ap2 - 4 to 8 inches: silt loam*
- *Bk1 - 8 to 17 inches: silt loam*
- *Bk2 - 17 to 20 inches: silt loam*
- *Bk3 - 20 to 33 inches: silt loam*
- *Bk4 - 33 to 58 inches: silt loam*
- *Bk5 - 58 to 60 inches: silt loam*

Properties and qualities

- *Slope: 4 to 20 percent*
- *Depth to restrictive feature: More than 80 inches*
- *Drainage class: Well drained*
- *Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)*
- *Depth to water table: More than 80 inches*
- *Frequency of flooding: None*
- *Frequency of ponding: None*
- *Calcium carbonate, maximum content: 25 percent*
- *Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)*
- *Sodium adsorption ratio, maximum: 8.0*
- *Available water supply, 0 to 60 inches: Very high (about 12.1 inches)*

Interpretive groups

- *Land capability classification (irrigated): None specified*
- *Land capability classification (nonirrigated): 4e*
- *Hydrologic Soil Group: C*
- *Ecological site: R013XY001ID - LOAMY 12-16*
- *Hydric soil rating: No*

Description of Ririe

Setting

- *Landform: Loess hills on fan remnants*
- *Landform position (two-dimensional): Backslope*
- *Down-slope shape: Convex, linear*
- *Across-slope shape: Linear, convex*
- *Parent material: Loess*

Typical profile

- *Ap1 - 0 to 6 inches: silt loam*
- *Ap2 - 6 to 9 inches: silt loam*
- *Bk1 - 9 to 14 inches: silt loam*
- *Bk2 - 14 to 25 inches: silt loam*
- *Bk3 - 25 to 35 inches: silt loam*
- *Bk4 - 35 to 49 inches: silt loam*
- *C - 49 to 60 inches: silt*

Properties and qualities

- *Slope: 4 to 20 percent*
- *Depth to restrictive feature: More than 80 inches*
- *Drainage class: Well drained*

- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 30 percent
- *Maximum salinity:* Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)
- *Sodium adsorption ratio, maximum:* 12.0
- *Available water supply, 0 to 60 inches:* Very high (about 12.0 inches)

Interpretive groups

- *Land capability classification (irrigated):* None specified
- *Land capability classification (nonirrigated):* 4e
- *Hydrologic Soil Group:* C
- *Ecological site:* R013XY001ID - LOAMY 12-16
- *Hydric soil rating:* No

13515—Iphil-Lostine-Tetonia complex, 2 to 20 percent slopes

Map Unit Setting

- *National map unit symbol:* 1nbg5
- *Elevation:* 5,580 to 6,710 feet
- *Mean annual precipitation:* 16 to 26 inches
- *Mean annual air temperature:* 36 to 42 degrees F
- *Frost-free period:* 35 to 90 days
- *Farmland classification:* Not prime farmland

Map Unit Composition

- *Iphil and similar soils:* 35 percent
- *Lostine and similar soils:* 25 percent
- *Tetonia and similar soils:* 15 percent
- *Minor components:* 25 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Iphil

Setting

- *Landform:* Loess hills
- *Landform position (two-dimensional):* Shoulder, backslope
- *Down-slope shape:* Convex
- *Across-slope shape:* Linear, convex
- *Parent material:* Loess

Typical profile

- *Ap1 - 0 to 4 inches:* silt loam
- *Ap2 - 4 to 8 inches:* silt loam
- *Bk1 - 8 to 17 inches:* silt loam
- *Bk2 - 17 to 20 inches:* silt loam
- *Bk3 - 20 to 33 inches:* silt loam
- *Bk4 - 33 to 58 inches:* silt loam
- *Bk5 - 58 to 60 inches:* silt loam

Properties and qualities

- *Slope:* 4 to 20 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 25 percent
- *Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Sodium adsorption ratio, maximum:* 8.0
- *Available water supply, 0 to 60 inches:* Very high (about 12.1 inches)

Interpretive groups

- *Land capability classification (irrigated):* None specified
- *Land capability classification (nonirrigated):* 4e
- *Hydrologic Soil Group:* C
- *Ecological site:* R013XY001ID - LOAMY 12-16
- *Hydric soil rating:* No

Description of Lostine

Setting

- *Landform:* Loess hills
- *Landform position (two-dimensional):* Footslope, toeslope
- *Down-slope shape:* Concave, linear
- *Across-slope shape:* Linear, concave
- *Parent material:* Loess

Typical profile

- *Ap1 - 0 to 9 inches:* silt loam
- *Ap2 - 9 to 17 inches:* silt loam
- *AB - 17 to 28 inches:* silt loam
- *Bw1 - 28 to 41 inches:* silt loam
- *Bw2 - 41 to 52 inches:* silt loam
- *Bw3 - 52 to 60 inches:* silt loam

Properties and qualities

- *Slope:* 2 to 12 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Sodium adsorption ratio, maximum:* 1.0
- *Available water supply, 0 to 60 inches:* Very high (about 12.2 inches)

Interpretive groups

- *Land capability classification (irrigated):* 4e

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- *Land capability classification (nonirrigated):* 4c
- *Hydrologic Soil Group:* C
- *Ecological site:* R013XY001ID - LOAMY 12-16
- *Hydric soil rating:* No

Description of Tetonia

Setting

- *Landform:* Loess hills
- *Landform position (two-dimensional):* Backslope, footslope
- *Down-slope shape:* Convex, linear
- *Across-slope shape:* Linear, convex
- *Parent material:* Loess

Typical profile

- *Ap - 0 to 9 inches:* silt loam
- *AB - 9 to 22 inches:* silt loam
- *Bw - 22 to 28 inches:* silt loam
- *Bk1 - 28 to 39 inches:* silt loam
- *Bk2 - 39 to 50 inches:* silt loam
- *Bk3 - 50 to 60 inches:* silt loam

Properties and qualities

- *Slope:* 8 to 20 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 25 percent
- *Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Sodium adsorption ratio, maximum:* 1.0
- *Available water supply, 0 to 60 inches:* Very high (about 12.2 inches)

Interpretive groups

- *Land capability classification (irrigated):* None specified
- *Land capability classification (nonirrigated):* 6c
- *Hydrologic Soil Group:* C
- *Ecological site:* R013XY030ID - North Slope Loamy 16-22
- *Hydric soil rating:* No

[13544—Greys-Liza complex, 8 to 30 percent slopes](#)

Map Unit Setting

- *National map unit symbol:* 2mk1p
- *Elevation:* 6,070 to 6,910 feet
- *Mean annual precipitation:* 18 to 28 inches
- *Mean annual air temperature:* 36 to 42 degrees F
- *Frost-free period:* 35 to 90 days
- *Farmland classification:* Not prime farmland

Map Unit Composition

- *Greys and similar soils:* 50 percent
- *Liza, low precipitation, and similar soils:* 40 percent
- *Minor components:* 10 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Greys

Setting

- *Landform:* Loess hills
- *Landform position (two-dimensional):* Backslope
- *Down-slope shape:* Linear
- *Across-slope shape:* Linear
- *Parent material:* Loess

Typical profile

- *Oi - 0 to 2 inches:* slightly decomposed plant material
- *A1 - 2 to 3 inches:* silt loam
- *A2 - 3 to 7 inches:* silt loam
- *A3 - 7 to 13 inches:* silt loam
- *A/E - 13 to 16 inches:* silt loam
- *E - 16 to 19 inches:* silt loam
- *Bt1 - 19 to 28 inches:* silt loam
- *Bt2 - 28 to 40 inches:* silt loam
- *Bt3 - 40 to 58 inches:* silt loam
- *Bk - 58 to 60 inches:* silt loam

Properties and qualities

- *Slope:* 8 to 30 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.57 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 25 percent
- *Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Sodium adsorption ratio, maximum:* 1.0
- *Available water supply, 0 to 60 inches:* Very high (about 12.6 inches)

Interpretive groups

- *Land capability classification (irrigated):* None specified
- *Land capability classification (nonirrigated):* 6c
- *Hydrologic Soil Group:* C
- *Ecological site:* R013XY016ID - Moist Mountain Loam 20+ POTR
- *Hydric soil rating:* No

Description of Liza, Low Precipitation

Setting

- *Landform:* Loess hills

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- *Landform position (two-dimensional):* Summit, shoulder, backslope
- *Down-slope shape:* Convex, linear
- *Across-slope shape:* Linear, convex
- *Parent material:* Loess

Typical profile

- *Ap - 0 to 9 inches:* silt loam
- *AB - 9 to 13 inches:* silt loam
- *Bt1 - 13 to 20 inches:* silty clay loam
- *Bt2 - 20 to 31 inches:* silty clay loam
- *Bt3 - 31 to 41 inches:* silty clay loam
- *Bt4 - 41 to 56 inches:* silty clay loam
- *Bk - 56 to 60 inches:* loam

Properties and qualities

- *Slope:* 8 to 30 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 35 percent
- *Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Sodium adsorption ratio, maximum:* 1.0
- *Available water supply, 0 to 60 inches:* High (about 11.3 inches)

Interpretive groups

- *Land capability classification (irrigated):* None specified
- *Land capability classification (nonirrigated):* 4e
- *Hydrologic Soil Group:* C
- *Ecological site:* R013XY005ID - LOAMY 16-22 ARTRV/FEID-PSSPS
- *Hydric soil rating:* No

43B707—Dra-Pinochle complex, 8 to 30 percent slopes

Map Unit Setting

- *National map unit symbol:* 2ls7q
- *Elevation:* 6,030 to 7,170 feet
- *Mean annual precipitation:* 21 to 28 inches
- *Mean annual air temperature:* 36 to 46 degrees F
- *Frost-free period:* 35 to 90 days
- *Farmland classification:* Not prime farmland

Map Unit Composition

- *Dra and similar soils:* 45 percent
- *Pinochle, very stony surface, and similar soils:* 35 percent
- *Minor components:* 20 percent
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Dra

Setting

- *Landform:* Mountain slopes
- *Landform position (two-dimensional):* Backslope
- *Down-slope shape:* Linear
- *Across-slope shape:* Convex, linear
- *Parent material:* Colluvium derived from quartzite and sandstone with loess influence

Typical profile

- *Oe - 0 to 2 inches:* moderately decomposed plant material
- *A1 - 2 to 5 inches:* silt loam
- *A2 - 5 to 11 inches:* silt loam
- *Bt - 11 to 18 inches:* very cobbly silty clay loam
- *Btk - 18 to 29 inches:* very cobbly silty clay loam
- *2Bk1 - 29 to 34 inches:* gravelly loam
- *2Bk2 - 34 to 60 inches:* gravelly loam

Properties and qualities

- *Slope:* 8 to 30 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high (0.06 to 1.98 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 55 percent
- *Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Sodium adsorption ratio, maximum:* 1.0
- *Available water supply, 0 to 60 inches:* Moderate (about 8.5 inches)

Interpretive groups

- *Land capability classification (irrigated):* None specified
- *Land capability classification (nonirrigated):* 4e
- *Hydrologic Soil Group:* C
- *Ecological site:* R013XY003ID - STEEP SOUTH 16-22 ARTRV/PSSPS, F043BP609ID - Upland Cold Woodland
- *Hydric soil rating:* No

Description of Pinochle, Very Stony Surface

Setting

- *Landform:* Mountain slopes
- *Landform position (two-dimensional):* Backslope
- *Down-slope shape:* Convex
- *Across-slope shape:* Linear, convex
- *Parent material:* Residuum weathered from rhyolite

Typical profile

- *A - 0 to 5 inches:* gravelly loam
- *AB - 5 to 12 inches:* very gravelly silt loam

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- *Bw1 - 12 to 17 inches: extremely flaggy silt loam*
- *Bw2 - 17 to 22 inches: extremely flaggy loam*
- *R - 22 to 31 inches: bedrock*

Properties and qualities

- *Slope: 8 to 30 percent*
- *Surface area covered with cobbles, stones or boulders: 3.0 percent*
- *Depth to restrictive feature: 20 to 40 inches to lithic bedrock*
- *Drainage class: Well drained*
- *Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)*
- *Depth to water table: More than 80 inches*
- *Frequency of flooding: None*
- *Frequency of ponding: None*
- *Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)*
- *Sodium adsorption ratio, maximum: 1.0*
- *Available water supply, 0 to 60 inches: Very low (about 2.0 inches)*

Interpretive groups

- *Land capability classification (irrigated): None specified*
- *Land capability classification (nonirrigated): 7s*
- *Hydrologic Soil Group: C*
- *Ecological site: R013XY019ID - STONY LOAM 16-22 ARTRV/PSSPS, F043BP609ID - Upland Cold Woodland*
- *Hydric soil rating: No*

43B746—Ezbin-Rapid complex, 20 to 60 percent slopes

Map Unit Setting

- *National map unit symbol: 2mss7*
- *Elevation: 5,850 to 7,300 feet*
- *Mean annual precipitation: 21 to 32 inches*
- *Mean annual air temperature: 33 to 40 degrees F*
- *Frost-free period: 30 to 55 days*
- *Farmland classification: Not prime farmland*

Map Unit Composition

- *Ezbin, high effective precipitation, and similar soils: 60 percent*
- *Rapid, loamy, and similar soils: 40 percent*
- *Estimates are based on observations, descriptions, and transects of the mapunit.*

Description of Ezbin, High Effective Precipitation

Setting

- *Landform: Mountain slopes*
- *Landform position (two-dimensional): Backslope*
- *Down-slope shape: Convex, linear*
- *Across-slope shape: Linear, concave*
- *Parent material: Colluvium derived from rhyolite*

Typical profile

- *Oi - 0 to 1 inches: slightly decomposed plant material*
- *A1 - 1 to 4 inches: silt loam*

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- *A2 - 4 to 14 inches: stony clay loam*
- *Bt1 - 14 to 20 inches: very stony clay loam*
- *Bt2 - 20 to 30 inches: very stony clay loam*
- *Bt3 - 30 to 44 inches: very gravelly clay loam*
- *Bt4 - 44 to 60 inches: very gravelly clay loam*

Properties and qualities

- *Slope: 20 to 60 percent*
- *Depth to restrictive feature: More than 80 inches*
- *Drainage class: Well drained*
- *Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)*
- *Depth to water table: More than 80 inches*
- *Frequency of flooding: None*
- *Frequency of ponding: None*
- *Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)*
- *Sodium adsorption ratio, maximum: 1.0*
- *Available water supply, 0 to 60 inches: Moderate (about 6.0 inches)*

Interpretive groups

- *Land capability classification (irrigated): None specified*
- *Land capability classification (nonirrigated): 7e*
- *Hydrologic Soil Group: C*
- *Ecological site: F043BP609ID - Upland Cold Woodland*
- *Other vegetative classification: subalpine fir/common snowberry (SC607)*
- *Hydric soil rating: No*

Description of Rapid, Loamy

Setting

- *Landform: Mountain slopes*
- *Landform position (two-dimensional): Backslope*
- *Down-slope shape: Convex*
- *Across-slope shape: Convex*
- *Parent material: Colluvium derived from rhyolite with loess influence*

Typical profile

- *Oi - 0 to 1 inches: slightly decomposed plant material*
- *Oe - 1 to 3 inches: moderately decomposed plant material*
- *A1 - 3 to 10 inches: silt loam*
- *A2 - 10 to 18 inches: gravelly silt loam*
- *AB - 18 to 26 inches: very cobbly silt loam*
- *Bt1 - 26 to 35 inches: very stony loam*
- *Bt2 - 35 to 60 inches: extremely stony clay loam*

Properties and qualities

- *Slope: 20 to 60 percent*
- *Depth to restrictive feature: More than 80 inches*
- *Drainage class: Well drained*
- *Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)*
- *Depth to water table: More than 80 inches*
- *Frequency of flooding: None*

- *Frequency of ponding:* None
- *Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
- *Sodium adsorption ratio, maximum:* 1.0
- *Available water supply, 0 to 60 inches:* Moderate (about 6.6 inches)

Interpretive groups

- *Land capability classification (irrigated):* None specified
- *Land capability classification (nonirrigated):* 7e
- *Hydrologic Soil Group:* C
- *Ecological site:* F043BP6101D - Upland Cool Woodland
- *Other vegetative classification:* Douglas-fir/common snowberry (SC310)
- *Hydric soil rating:* No

Geographical Hazards

No extraordinary geographic hazards are known to be associated with the property. There is other residential development in the area including Packsaddle Creek Estates and West Ridge Ranch PUD. This property is subject to the same geographical hazards as those properties.

Flood Hazard

There are no FEMA Special Flood Hazard Areas (SFHA) mapped on the site.

Seismic Hazard

The site is mapped as “Class 1: Low Liquefaction Susceptibility”, the lowest risk of three categories relating to earthquake hazard.

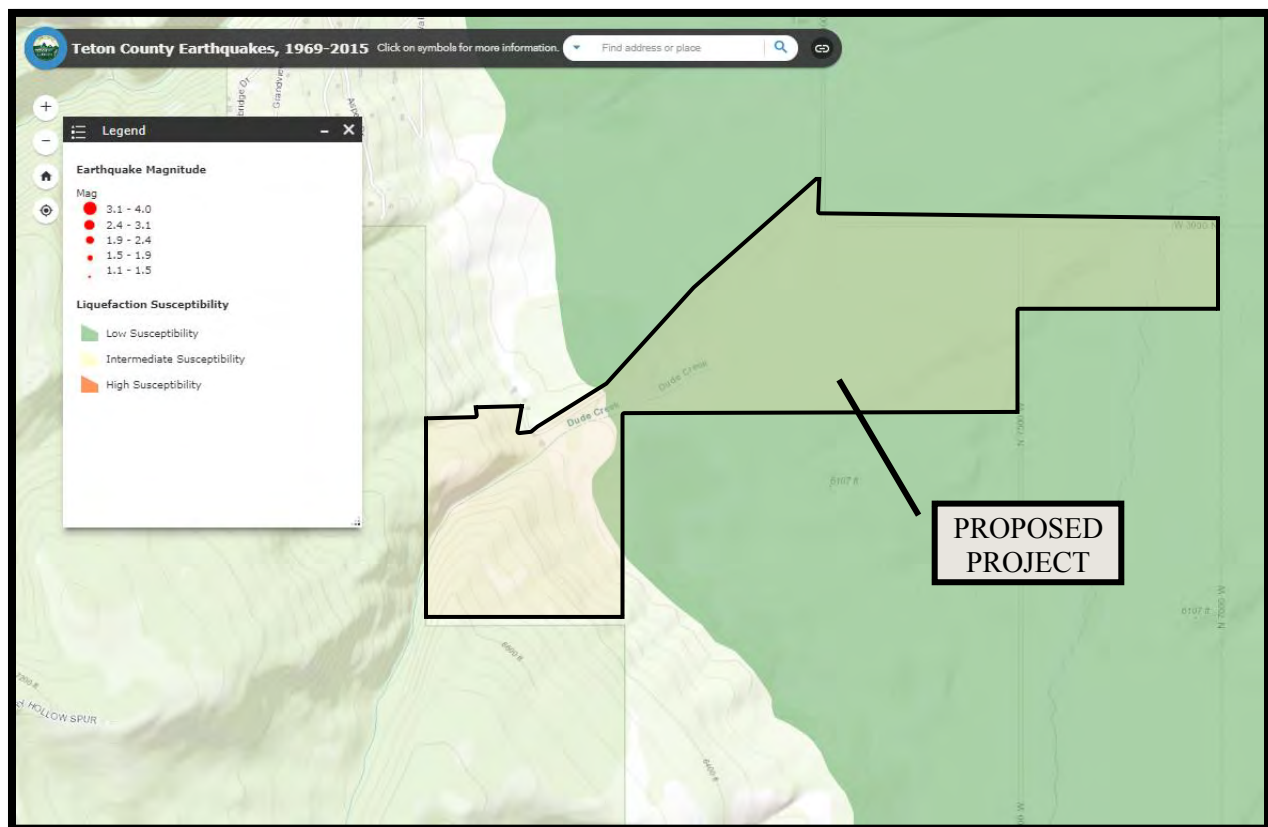


Figure 6: Seismic Hazard Map per the Teton County GIS Mapping System (2022).

Soil and Rock Types

The 2000 edition of the NEHRP Recommended Provisions has defined six different soil and rock types in order to determine amplification effects:

- Type A, hard rock (igneous rock).
- Type B, rock (volcanic rock).
- Type C, very dense soil and soft rock (sandstone).
- Type D, stiff soil (mud).
- Type E, soft soil (artificial fill).
- Type F, soils requiring site-specific evaluation

The soils for this site are rated as C2, C3, D2, and D3 according to the NEHRP designation.

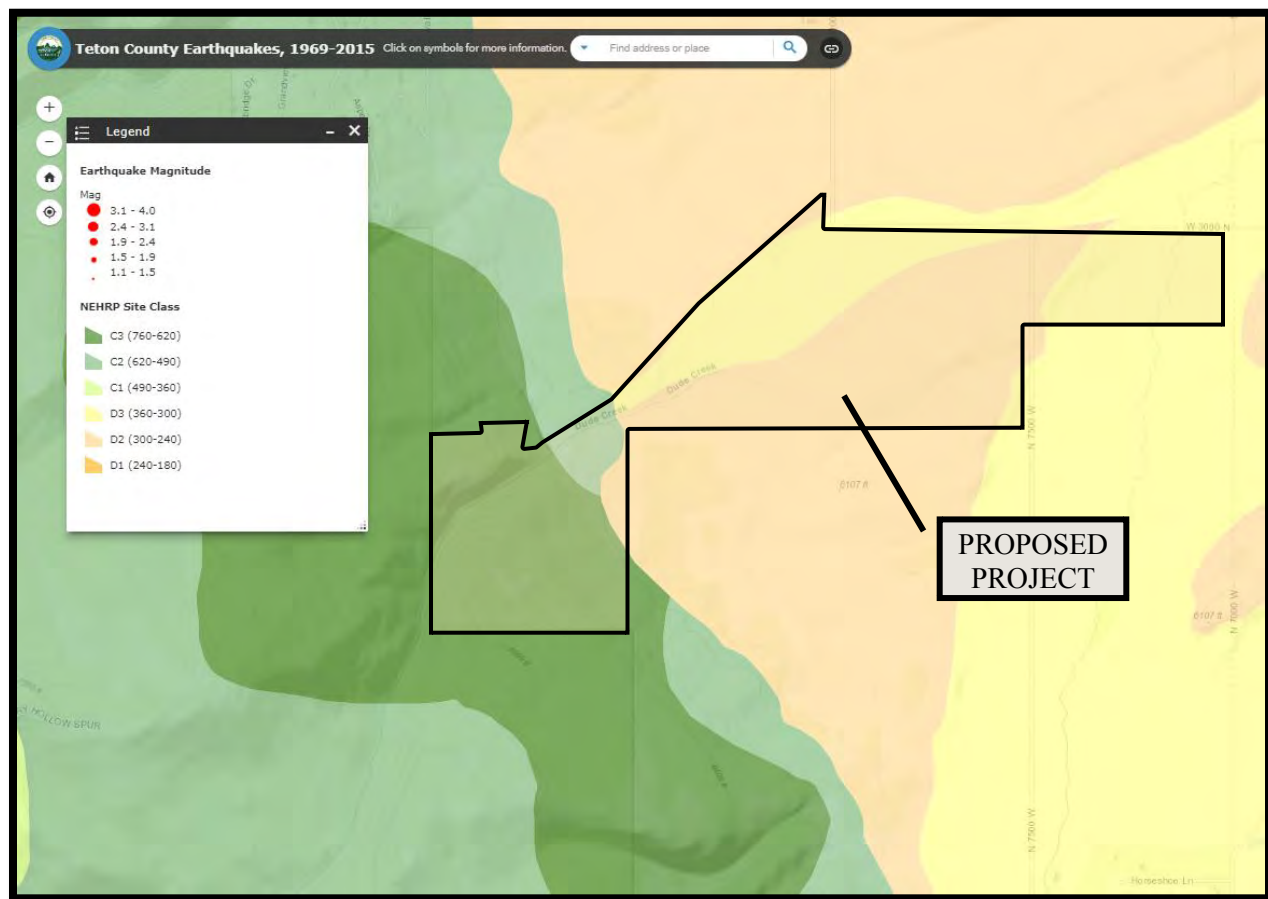


Figure 7: Seismic NEHRP Site Class per the Teton County GIS Mapping System (2022).

The NEHRP definition for NEHRP soil site classes follows:

The intensity of ground shaking during an earthquake varies according to the nature of near-surface materials. For example, shaking intensity is generally greater in areas underlain by unconsolidated materials (called “soils” by engineers) than in those underlain by firm bedrock. Engineers and architects incorporate these local site conditions into their designs to reduce damage from earthquakes. In 1997, the National Earthquake Hazards Reduction Program (NEHRP) established procedures for placing building sites into classes based upon the geotechnical properties of near surface materials. For each NEHRP site class, coefficients adjust

expected earthquake motions for local ground conditions. Earthquake ground motion parameters are generated by the U.S. Geological Survey for all parts of the United States and are available as national seismic hazard maps (<http://earthquake.usgs.gov/hazards/products/>). NEHRP site classes are not shown on national seismic hazard maps because local conditions are frequently too variable to accurately depict at the hazard map scale, or because the required geotechnical information is unavailable. Both NEHRP site classes and USGS national seismic hazard maps are incorporated into the International Building Code and International Residential Code. https://www.idahogeology.org/pub/Digital_Data/Digital_Databases/DD2_IdFallsRex_NEHRP_Liquefaction/README_NEHRP_Site_Class.pdf

3. Availability and capability of public services:

Fire Protection

The property is generally described as agricultural and foothills cropland, grass vegetation, and tree foliage. There are no forests on or near the property. Access from N 8000 West is acceptable if a fire should be experienced.

Police Protection

Police protection is subject to the County Sheriff's Department.

Public Road Construction and Maintenance

The roads serving the development are existing. No new roads will be constructed.

Central Water

The proposed development is contemplating central water.

Central Sewer

The proposed development does not contemplate central sewer.

Parks and Open Space

The proposed development will provide a minimum of 266 acres of dedicated open space.

Recreation

The same recreational amenities afforded all County residents are available to the residents of the proposed development.

Infrastructure/Open Space Maintenance

The open space will be maintained by the HOA.

Schools

The impact on the schools will be from two single-family homes. As the homes will be owned by the homeowner's and the property will be changed from vacant ground to rural residential with improvements, the property tax base will increase substantially and thus the homeowner's will provide additional funding for the school system through their property tax assessment.

Solid Waste Collection

Solid waste collection will occur at each individual home either through the contract with the County or with a private waste management service.

Libraries

Similar to the school issue, the levy for the County Library is included with the property tax. The homeowner's will contribute additional funding for the library through their property tax.

Hospital

The Teton County Hospital is a cooperative. It is anticipated that the residents of the proposed development will participate with all County residents in owning, managing, funding, and using the hospital facilities.

Estimate of Tax Revenue

From the website Tax-Rates.org, the median property tax in Teton County, Idaho is \$1,228 per year for a home worth the median value of \$294,800. Assuming the homes are comparable to the median value, eighty homes will result in tax revenue of \$98,240 per annum. The dude ranch component will also contribute additional tax revenue, though the amount is undetermined at this juncture.

4. Zone Change, if any:

Current Zoning District

Agricultural A / RR 2.5

Proposed Zoning District

The property will remain as Agricultural A / RR 2.5.

5. Other Land Use Applications, if any:

Scenic Corridor

No scenic corridors abut the property.

Conditional Use Permit

A conditional use permit is anticipated for the dude ranch component of the project.

Variance

No variances requested.

Other:

None noted.

APPENDIX A DEED

TETON COUNTY, IDAHO

10-13-2021 15:57:00 No. of Pages: 4

Recorded for: FIRST AMERICAN TITLE - REXBURG

KIM KEELEY Fee: \$15.00

Ex-Officio Recorder Deputy, Kim Keeley

Index to: DEED, QUIT-CLAIM

AFTER RECORDING MAIL TO:

Twin Tree II, LLC
3090 N 8000 W
Tetonia, Idaho 83452

QUITCLAIM DEED

To correct and replace Quitclaim Deed recorded December 15, 2020 as Instrument No. 264613

Date: **October 12, 2021**

For Value Received, **Stacy J. Lerwill and Ryan G. Lerwill, appointed Co-Personal Representatives of the estate of Verna Lerwill, deceased and Twin Tree, LLC, an Idaho limited liability company**, do(es) hereby convey, release, remise, and forever quit claim unto **Twin Tree II, LLC, an Idaho limited liability company**, whose address is **3090 N 8000 W, Tetonia, Idaho 83452**, herein after called the Grantee, the following described premises situated in **Teton County, Idaho**, to-wit:

SEE ATTACHED

together with its appurtenances

Dated: 10-13-21

Quitclaim Deed - continued

Date: 10/12/2021

**Stacy J. Lerwill and Ryan G. Lerwill, appointed
Co-Personal Representatives of the estate of
Verna Lerwill**

By: *Stacy J. Lerwill*
Stacy J. Lerwill, Co-Personal Representative

By: *Ryan G. Lerwill*
Ryan G. Lerwill, Co-Personal Representative

STATE OF Idaho)
) ss.
COUNTY OF Madison)

On this 13 day of **October 2021**, before me, a Notary Public in and for said State, personally appeared **Stacy J. Lerwill and Ryan G. Lerwill**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Personal Representative of the Estate of **Verna Lerwill**, and acknowledged to me that he executed the same as such Personal Representative.



Michelle James
Notary Public of Idaho
Residing at: Rexburg
Commission Expires: 5-3-27

Quitclaim Deed - continued

Date: **10/12/2021****Twin Tree LLC, an Idaho Limited Liability Company**

Jeff Lerwill member
 Jeff Lerwill, Member

Stacy J. Lerwill
 Stacy J. Lerwill, Member

Lisa K. Wright
 Lisa K Wright, Member

Ryan G. Lerwill
 Ryan G. Lerwill, Member

STATE OF Idaho)
) ss.
 COUNTY OF Madison)

On this 13 day of **October, 2021**, before me, a Notary Public in and for said State, personally appeared **Jeff Lerwill and Stacy J. Lerwill and Lisa K. Wright and Ryan G. Lerwill**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Twin Tree, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **they** executed the same in said Limited Liability Company's name.



Michelle Hames
 Notary Public of Idaho
 Residing at: Rexburg
 Commission Expires: 5-3-27

DEED OF CORRECTION FOR TWIN TREE II, LLC. – IN. 264613

SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING PART OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 44 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT WEST ¼ CORNER OF SAID SECTION 16;

THENCE NORTH 89°24'45" EAST, A DISTANCE OF 1,300.01 FEET TO A POINT;

THENCE SOUTH 00°37'37" EAST, A DISTANCE OF 204.88 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856" MARKING THE POINT OF BEGINNING;

THENCE NORTH 89°15'49" EAST, A DISTANCE OF 98.65 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";

THENCE NORTH 51°06'13" EAST, A DISTANCE OF 151.86 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";

THENCE NORTH 64°05'43" EAST, A DISTANCE OF 93.62 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";

THENCE NORTH 57°59'48" EAST, A DISTANCE OF 135.16 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";

THENCE SOUTH 07°47'30" WEST, A DISTANCE OF 423.01 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";

THENCE SOUTH 89°24'45" WEST, A DISTANCE OF 356.00 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";

THENCE NORTH 00°37'37" WEST, A DISTANCE OF 213.61 FEET TO THE POINT OF BEGINNING, CONTAINING 2.57 ACRES OF LAND, MORE OR LESS.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

(Space Above For Recorder's Use)

QUITCLAIM DEED

For good and valuable consideration the receipt of which I hereby acknowledged Verna Lerwill as an individual (Hereinafter referred to as "Grantor"), does hereby release and forever quitclaim unto Twin Tree II, LLC, an Idaho limited Liability Company (Hereinafter referred to as "Grantee"), whose address is 3090 N. 8000 W., Teton, Idaho 83452, and its heirs and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Teton County, State of Idaho, to-wit:

See Exhibit "A" attached.

TO HAVE AND TO HOLD, all and singular the said real property, together with all appurtenances, tenements, hereditaments, reversions, remainders, rents, issues, profits, rights-of-way, and water rights in anywise appertaining to the real property herein described, as well in law as in equity, unto Grantee, and to its heirs and assigns forever.

WITNESS the hand of said Grantor this 3rd day of December, 2020.

Verna Lerwill
Verna Lerwill

STATE OF IDAHO)
) ss.
 County of Teton)

On this 31st day of December, 2020, before me personally appeared Verna Lerwill, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Chris L. Moss
 NOTARY PUBLIC FOR IDAHO

Residing at Dnigss

My Commission Expires 7-10-2024

NOT A LEGAL COPY

Attachment: C. Narrative (High Noon Ranch Rural PUD Concept Hearing)

EXHIBIT "A"

N ½ NE ¼ SECTION 15 TOWNSHIP 5 NORTH, RANGE 44 EAST, BOISE
MERIDIAN, TETON CONTY, IDAHO:

NOT A LEGAL COPY

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

(Space Above For Recorder's Use)

QUITCLAIM DEED

For good and valuable consideration the receipt of which I hereby acknowledged Verna Lerwill as an individual, and as managing member of Twin Tree, LLC, (Hereinafter collectively referred to as "Grantor"), does hereby release and forever quitclaim unto Twin Tree II, LLC, an Idaho limited Liability Company (Hereinafter referred to as "Grantee"), whose address is 3090 N. 8000 W., Teton, Idaho 83452, and its heirs and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Teton County, State of Idaho, to-wit:

See Exhibit "A" attached.

TO HAVE AND TO HOLD, all and singular the said real property, together with all appurtenances, tenements, hereditaments, reversions, remainders, rents, issues, profits, rights-of-way, and water rights in and appertaining to the real property herein described, as well in law as in equity, unto Grantee, and to its heirs and assigns forever.

WITNESS the hand of said Grantor this 3rd day of December, 2020.

Verna Lerwill
Verna Lerwill

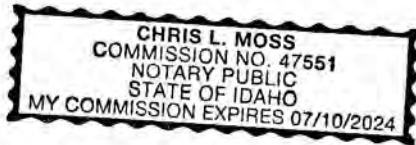
Twin Tree, LLC

Verna Lerwill
Verna Lerwill, Managing Member

Attachment: C. Narrative (High Noon Ranch Rural PUD Concept Hearing)

STATE OF IDAHO)
) ss.
 County of Teton)

On this 3rd day of December, 2020, before me personally appeared Verna Lerwill, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
 NOTARY PUBLIC FOR IDAHO

Residing at Driggs

My Commission Expires 7-10-2024

STATE OF IDAHO)
) ss.
 County of Teton)

On this 3rd day of December, 2020, before me personally appeared Verna Lerwill, known or identified to me to be the Managing Member of Twin Tree, LLC, the Idaho limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
 NOTARY PUBLIC FOR IDAHO

Residing at Driggs

My Commission Expires 7-10-2024

EXHIBIT "A"

SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING PART OF SECTION 9 & 16, TOWNSHIP 5 NORTH, RANGE 44 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR WITH A PLASTIC CAP FOUND MARKING THE SOUTHEAST CORNER OF SAID SECTION 9;

THENCE SOUTH 01°08'55" EAST, A DISTANCE OF 2,633.76 FEET TO A REBAR WITH AN ALUMINUM CAP SET MARKING THE EAST ¼ CORNER OF SAID SECTION 16;

THENCE SOUTH 89°24'45" WEST, A DISTANCE OF 2,654.00 FEET TO A REBAR WITH AN ALUMINUM CAP SET MARKING THE CENTER ¼ CORNER OF SAID SECTION 16;

THENCE NORTH 00°55'55" WEST, A DISTANCE OF 693.38 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";

THENCE WITH THE CENTERLINE OF A GRAVEL DRIVE THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 42°16'40" EAST, A DISTANCE OF 1,456.77 FEET TO A POINT;
2. NORTH 47°09'25" EAST, A DISTANCE OF 874.32 FEET TO A POINT;
3. NORTH 49°26'20" EAST, A DISTANCE OF 586.67 FEET TO A POINT;
4. NORTH 47°44'02" EAST, A DISTANCE OF 468.24 FEET TO A POINT;
5. NORTH 49°08'35" EAST, A DISTANCE OF 102.94 FEET TO A POINT;
6. NORTH 59°24'23" EAST, A DISTANCE OF 50.29 FEET TO A POINT;
7. NORTH 68°06'27" EAST, A DISTANCE OF 76.59 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";

THENCE SOUTH 00°45'00" EAST, A DISTANCE OF 523.18 FEET TO THE POINT OF BEGINNING, CONTAINING 122.42 ACRES OF LAND, MORE OR LESS.

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

(Space Above For Recorder's Use)

QUITCLAIM DEED

For good and valuable consideration the receipt of which I hereby acknowledged Verna Lerwill as an individual, and as managing member of Twin Tree, LLC, (Hereinafter collectively referred to as "Grantor"), does hereby release and forever quitclaim unto Twin Tree II, LLC, an Idaho limited Liability Company (Hereinafter referred to as "Grantee"), whose address is 3090 N. 8000 W., Teton, Idaho 83452, and its heirs and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Teton County, State of Idaho, to-wit:

See Exhibit "A" attached.

TO HAVE AND TO HOLD, all and singular the said real property, together with all appurtenances, tenements, hereditaments, reversions, remainders, rents, issues, profits, rights-of-way, and water rights in anywise appertaining to the real property herein described, as well in law as in equity, unto Grantee, and to its heirs and assigns forever.

WITNESS the hand of said Grantor this 3rd day of December, 2020.

Verna Lerwill
Verna Lerwill

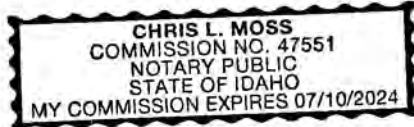
Twin Tree, LLC

Verna Lerwill
Verna Lerwill, Managing Member

Attachment: C. Narrative (High Noon Ranch Rural PUD Concept Hearing)

STATE OF IDAHO)
) ss.
 County of Teton)

On this 3rd day of December, 2020, before me personally appeared Verna Lerwill, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
 NOTARY PUBLIC FOR IDAHO

Residing at Driggs

My Commission Expires 7-10-2024

STATE OF IDAHO)
) ss.
 County of Teton)

On this 3rd day of December, 2020, before me personally appeared Verna Lerwill, known or identified to me to be the Managing Member of Twin Tree, LLC, the Idaho limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
 NOTARY PUBLIC FOR IDAHO

Residing at Driggs

My Commission Expires 7-10-2024

EXHIBIT "A"

TOWNSHIP 5 NORTH, RANGE 44 EAST, BOISE MERIDIAN, TETON
CONTY, IDAHO:

SECTION 15: S $\frac{1}{2}$ NW $\frac{1}{4}$; N $\frac{1}{2}$ NW $\frac{1}{4}$

LESS AND EXCEPTING THEREFROM: COMMENCING AT THE
NORTHEAST CORNER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 44
EAST OF BOISE MERIDIAN AND RUNNING THENCE WEST 5280 FEET
TO THE NORTHWEST CORNER OF SAID SECTION, THENCE SOUTH 25
FEET, THENCE EAST 2615 FEET, THENCE SOUTH 1295 FEET, THENCE
EAST 50 FEET, THENCE NORTH 1295 FEET, THENCE EAST 2615 FEET,
THENCE NORTH 25 FEET TO THE PLACE OF BEGINNING

NOT A LEGAL COPY

AFTER RECORDING MAIL TO:

Twin Tree II, LLC
3090 N 8000 W
Tetonia, Idaho 83452

QUITCLAIM DEED

To correct and replace Quitclaim Deed recorded December 15, 2020 as Instrument No. 264611

Date: **October 12, 2021**

For Value Received, **Stacy J. Lerwill and Ryan G. Lerwill, appointed Co-Personal Representatives of the estate of Verna Lerwill, deceased and Twin Tree, LLC, an Idaho limited liability company**, do(es) hereby convey, release, remise, and forever quit claim unto **Twin Tree II, LLC, an Idaho limited liability company**, whose address is **3090 N 8000 W, Tetonia, Idaho 83452**, herein after called the Grantee, the following described premises situated in **Teton County, Idaho**, to-wit:

SEE ATTACHED

together with its appurtenances.

Dated: 10-13-21

Quitclaim Deed - continued

Date: 10/12/2021

**Stacy J. Lerwill and Ryan G. Lerwill, appointed
Co-Personal Representatives of the estate of
Verna Lerwill**

By: *Stacy J. Lerwill*
Stacy J. Lerwill, Co-Personal Representative

By: *Ryan G. Lerwill*
Ryan G. Lerwill, Co-Personal Representative

STATE OF Idaho)
) ss.
COUNTY OF Madison)

On this 13 day of **October 2021**, before me, a Notary Public in and for said State, personally appeared **Stacy J. Lerwill and Ryan G. Lerwill**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Personal Representative of the Estate of **Verna Lerwill**, and acknowledged to me that he executed the same as such Personal Representative.



Michelle Hames
Notary Public of Idaho
Residing at: *Rexburg*
Commission Expires: *5-3-27*

Quitclaim Deed - continued

Date: 10/12/2021

Twin Tree LLC, an Idaho Limited Liability Company

Jeff Lerwill member
 Jeff Lerwill, Member

Stacy J. Lerwill
 Stacy J. Lerwill, Member

Lisa K. Wright
 Lisa K Wright, Member

Ryan G. Lerwill
 Ryan G. Lerwill, Member

STATE OF Idaho)
) ss.

COUNTY OF Madison)

On this 13 day of **October, 2021**, before me, a Notary Public in and for said State, personally appeared **Jeff Lerwill and Stacy J. Lerwill and Lisa K. Wright and Ryan G. Lerwill**, known or identified to me to be the person whose name is subscribed to the within Instrument as one of the Managers/Members of the **Twin Tree, LLC**, which is known or identified to me to be the entity whose name is subscribed to the within instrument and acknowledged to me that **they** executed the same in said Limited Liability Company's name.



Michelle Hames
 Notary Public of Idaho
 Residing at: Rexburg,
 Commission Expires: 5-3-27

DEED OF CORRECTION FOR TWIN TREE II, LLC. – IN. 264611

SITUATED IN THE STATE OF IDAHO, COUNTY OF TETON, BEING PART OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 44 EAST, OF B.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 16;

THENCE SOUTH $89^{\circ}07'46''$ WEST, A DISTANCE OF 2,663.90 FEET TO A BLM BRASS CAP FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 16;

THENCE NORTH $00^{\circ}44'36''$ WEST, A DISTANCE OF 2,659.95 FEET TO A STONE FOUND MARKING THE WEST $\frac{1}{4}$ CORNER OF SAID SECTION 16;

THENCE NORTH $89^{\circ}24'45''$ EAST, A DISTANCE OF 663.80 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";

THENCE NORTH $00^{\circ}45'05''$ WEST, A DISTANCE OF 131.41 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";

THENCE NORTH $89^{\circ}14'55''$ EAST, A DISTANCE OF 636.50 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";

THENCE SOUTH $00^{\circ}37'37''$ EAST, A DISTANCE OF 551.72 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";

THENCE NORTH $89^{\circ}24'45''$ EAST, A DISTANCE OF 356.00 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";

THENCE NORTH $07^{\circ}47'30''$ EAST, A DISTANCE OF 423.01 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";

THENCE WITH THE CENTER LINE OF A GRAVEL DRIVE THE FOLLOWING FOUR (4) COURSES:

1. NORTH $54^{\circ}12'57''$ EAST, A DISTANCE OF 307.54 FEET TO A POINT;
2. NORTH $58^{\circ}01'17''$ EAST, A DISTANCE OF 484.20 FEET TO A POINT;
3. NORTH $51^{\circ}20'05''$ EAST, A DISTANCE OF 107.48 FEET TO A POINT;
4. NORTH $42^{\circ}16'40''$ EAST, A DISTANCE OF 269.94 FEET TO A REBAR WITH A PLASTIC CAP SET STAMPED, "PLS 13856";

THENCE SOUTH $00^{\circ}55'55''$ EAST, A DISTANCE OF 693.38 FEET TO A REBAR WITH AN ALUMINUM CAP SET MARKING THE CENTER $\frac{1}{4}$ OF SAID SECTION 16;

THENCE CONTINUING SOUTH $00^{\circ}55'55''$ EAST ALONG SAID LINE, A DISTANCE OF 2,646.83 FEET TO THE POINT OF BEGINNING, CONTAINING 167.05 ACRES OF LAND, MORE OR LESS.

APPENDIX B

AFFADAVIT OF LEGAL INTEREST

Attachment: C. Narrative (High Noon Ranch Rural PUD Concept Hearing)



PLANNING AND BUILDING DEPARTMENT
AFFIDAVIT OF LEGAL INTEREST and
LETTER OF AUTHORIZATION

Twin Tree II, "Owner" whose address is 1190 Stocks Ave
City Rexburg State ID Zip 83440

As owner of property more specifically described as:

See Attached

HEREBY AUTHORIZES High Noon Ranch LLC and its Agents as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Teton County Commissioners, Teton County Planning and Zoning, Building, and or other County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Teton County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Teton County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the forgoing is true and, if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

X

(Signature of Owner)

(Print Name)

Title Member LLC

X

(Signature of Co-Owner)

(Print Name)

Title Member LLC

X

(Secretary or Corporate Owner)

(Print Name)

NOTARY:

STATE OF: Idaho

SS.

COUNTY OF: Madison

Zip

83440

Subscribed and sworn to before me by

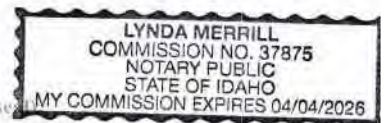
this

6th day of

June

20 22

Lynda Merrill



WITNESS my hand and official seal.

X

Notary Public

Expiration Date

4-4-2026

Teton County, Idaho
Planning and Building Department
150 Courthouse Drive Suite 107 Driggs, ID 83422
208-354-2593

MS	04/22/2022 2:52 PM MDT
RL	04/22/2022 3:21 PM MDT
JL	04/22/2022 3:23 PM MDT
LW	04/25/2022 12:12 PM MDT

Legal Exhibit "A"
EXHIBIT 'A'

LEGAL DESCRIPTION:

Parcel 1:

Township 5 North, Range 44 E.B.M., Teton County, Idaho

Section 15: N $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$

EXCEPTING THEREFROM: Commencing at the Northeast corner of Section 15, Township 5 North, Range 44 East of Boise Meridian and running thence West 5280 feet to the Northwest corner of said Section, thence South 25 feet, thence East 2615 feet, thence South 1295 feet, thence East 50 feet thence North 1295 feet, thence East 2615 feet, thence North 25 feet to the place of beginning.

Parcel 2:

Part of Section 9 and 16, Township 5 North, Range 44 E.B.M., Teton County, Idaho, being more particularly described as follows:

Beginning at a rebar with plastic cap found marking the Southeast corner of said Section 9; thence S. 01°08'55" E. a distance of 2,633.76 feet to a rebar with an aluminum cap set marking the E $\frac{1}{4}$ corner of said Section 16; thence S. 89°24'45" W. a distance of 2,654.00 feet to a rebar with an aluminum cap set marking the C $\frac{1}{4}$ corner of said Section 16; thence N. 00°55'55" W. a distance of 693.38 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence with the centerline of a gravel drive the following seven (7) courses:

- 1. N. 42°16'40" E. a distance of 1,456.77 feet to a point;**
- 2. N. 47°09'25" E. a distance of 874.32 feet to a point;**
- 3. N. 49°26'20" E. a distance of 586.67 feet to a point;**
- 4. N. 47°44'02" E. a distance of 468.24 feet to a point;**
- 5. N. 49°08'35" E. a distance of 102.94 feet to a point;**
- 6. N. 59°24'23" E. a distance of 50.29 feet to a point;**
- 7. N. 68°06'27" E. a distance of 76.59 feet to a rebar with a plastic cap set stamped "PLS 13856";**

thence S. 00°45'00" E. a distance of 523.18 feet to the Point of Beginning.

Parcel 3:

Part of Section 16, Township 5 North, Range 44 E.B.M., Teton County, Idaho, being more particularly described as follows:

Commencing at the W $\frac{1}{4}$ corner of said Section 16; thence N. 89°24'45" E. a distance of 1,300.01 feet to a point; thence S. 00°37'37" E. a distance of 204.88 feet to a rebar with a plastic cap set stamped "PLS 13856" marking the Point of Beginning.

MS 04/22/2022 2:52 PM MDT

RL 04/22/2022 3:21 PM MDT

JL 04/22/2022 3:23 PM MDT

LW 04/25/2022 12:12 PM MDT

thence N. 89°15'49" E. a distance of 98.65 feet to a rebar with a plastic cap set stamped "PLS 13856";
 thence N. 51°06'13" E. a distance of 151.86 feet to a rebar with a plastic cap set stamped "PLS 13856";
 thence N. 64°05'43" E. a distance of 93.62 feet to a rebar with a plastic cap set stamped "PLS 13856";
 thence N. 57°59'48" E. a distance of 135.16 feet to a rebar with a plastic cap set stamped "PLS 13856";
 thence S. 07°47'30" W. a distance of 423.01 feet to a rebar with a plastic cap set stamped "PLS 13856";
 thence S. 89°24'45" W. a distance of 356.00 feet to a rebar with a plastic cap set stamped "PLS 13856";
 thence N. 00°37'37" W. a distance of 213.61 feet to the Point of Beginning.

Parcel 4:

Part of Section 16, Township 5 North, Range 44 E.B.M., Teton County, Idaho, being more particularly described as follows:

Beginning at the S $\frac{1}{4}$ corner of said Section 16;

thence S. 89°07'46" W. a distance of 2,663.90 feet to a BLM Brass Cap found marking the Southwest corner of said Section 16;

thence N. 00°44'36" W. a distance of 2,659.95 feet to a stone found marking the W $\frac{1}{4}$ corner of said Section 16;

thence N. 89°24'45" E. a distance of 663.80 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence N. 00°45'05" W. a distance of 131.41 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence N. 89°14'55" E. a distance of 636.50 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence S. 00°37'37" E. a distance of 551.72 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence N. 89°24'45" E. a distance of 356.00 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence N. 07°47'30" E. a distance of 423.01 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence with the centerline of a gravel drive the following four (4) courses:

1. N. 54°12'57" E. a distance of 307.54 feet to a point;

2. N. 58°01'17" E. a distance of 484.20 feet to a point;

3. N. 51°30'05" E. a distance of 107.48 feet to a point;

4. N. 42°16'40" E. a distance of 269.94 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence S. 00°55'55" E. a distance of 693.38 feet to a rebar with an aluminum cap set marking the C $\frac{1}{4}$ corner of said Section 16;

thence continuing S. 00°55'55" E. along said line a distance of 2,646.83 feet to the Point of Beginning.

APPENDIX C

CONCEPT MASTER PLAN

Attachment: C. Narrative (High Noon Ranch Rural PUD Concept Hearing)

TETON COUNTY FIRE PROTECTION DISTRICT
 PO Box 474 • 911 North Hwy. 33
 Driggs, Idaho 83422 • (208) 715-5201



Attention: Jade Krueger
 CC: Teton County Planning Department
 Re: Reviews
 Date: 9-28-2022

Daniel Highlands 10 lot Subdivision Concept Review.

Fire department apparatus main access route is approved, a site plan shall be submitted for approval of interior road dimensions, turnarounds and pullouts. The water source for fire suppression is approved with further review of engineer's drawings for size, location and hydrant.

Valley View 4 lot substantial plat amendment.

No information was provided to conduct a review for a fire suppression water source or interior access.

Olive Tree 16 lot Subdivision Concept Review.

A fire pond for suppression needs is approved and will need further review for location and size.

Fire department apparatus access is approved from S. 500 W.

Driggs Acquisitions C.U.P.

No fire department issues or concerns were noted on the review.

Romero-Erlanson campground conditional use permit.

Fire department apparatus access and the water source for fire suppression was not included in the permit.

High Noon Ranch rural reserve P.U.D.

As site plan shall be provided to approve fire department apparatus access and interior road dimensions.

The water source for fire suppression will need to be a pressurized system with hydrants to meet the requirement for a mixed-use development of this size.

Thank you,



9-28-2022

EARLE GILES, III

Deputy Fire Chief

Fire Marshal

Teton County Fire Protection District

egiles@tetoncountyfire.com

p: 208.715.5201

f: 208.936.7014



Public Works Department

September 27, 2022

Ms. Sharon Fox
Teton County Planning
150 Courthouse Drive, Suite 107
Driggs, Idaho 83422

RE: Engineering Review
High Noon Ranch Rural Reserve PUD Concept Master Plan
Sections 15 & 16, T5N, R44E B.M.

Upon review of the High Noon Ranch Rural Reserve PUD Concept Master Plan, I have the following observations:

- All infrastructure must be built to County Standards
- A second access may be required per 9-4-1(J-4)
- Proposed development in the southwest corner of the PUD may be subject to Hillside Overlay Regulations
- This application will require a Traffic Impact Study be submitted.

Sincerely:

A handwritten signature in black ink, appearing to read "Darryl Johnson".

Darryl Johnson, P.E., P.L.S.
Public Works Director

Attachment: E. Public Works Director Review (High Noon Ranch Rural PUD Concept Hearing)



PLANNING AND BUILDING DEPARTMENT
AFFIDAVIT OF LEGAL INTEREST and
LETTER OF AUTHORIZATION

Twin Tree II, "Owner" whose address is 1190 Stocks Ave
City Rexburg State ID Zip 83440

As owner of property more specifically described as:

See Attached

HEREBY AUTHORIZES High Noon Ranch LLC and its Agents as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Teton County Commissioners, Teton County Planning and Zoning, Building, and or other County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Teton County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Teton County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the forgoing is true and, if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

X

(Signature of Owner)

(Print Name)

Title Member LLC

X

(Signature of Co-Owner)

(Print Name)

Title Member LLC

X

(Secretary or Corporate Owner)

(Print Name)

NOTARY:

STATE OF: Idaho

SS.

COUNTY OF: Madison

Zip

83440

Subscribed and sworn to before me by

this

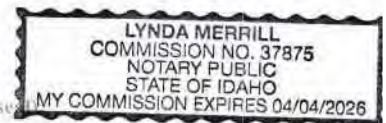
6th day of

June

20

22

Lynda Merrill



WITNESS my hand and official seal.

X

Notary Public

Expiration Date

4-4-2026

MS	04/22/2022 2:52 PM MDT
RL	04/22/2022 3:21 PM MDT
JL	04/22/2022 3:23 PM MDT
LW	04/25/2022 12:12 PM MDT

Legal Exhibit "A"
EXHIBIT 'A'

LEGAL DESCRIPTION:

Parcel 1:

Township 5 North, Range 44 E.B.M., Teton County, Idaho

Section 15: N $\frac{1}{2}$ NE $\frac{1}{4}$; NW $\frac{1}{4}$

EXCEPTING THEREFROM: Commencing at the Northeast corner of Section 15, Township 5 North, Range 44 East of Boise Meridian and running thence West 5280 feet to the Northwest corner of said Section, thence South 25 feet, thence East 2615 feet, thence South 1295 feet, thence East 50 feet thence North 1295 feet, thence East 2615 feet, thence North 25 feet to the place of beginning.

Parcel 2:

Part of Section 9 and 16, Township 5 North, Range 44 E.B.M., Teton County, Idaho, being more particularly described as follows:

Beginning at a rebar with plastic cap found marking the Southeast corner of said Section 9; thence S. 01°08'55" E. a distance of 2,633.76 feet to a rebar with an aluminum cap set marking the E $\frac{1}{4}$ corner of said Section 16; thence S. 89°24'45" W. a distance of 2,654.00 feet to a rebar with an aluminum cap set marking the C $\frac{1}{4}$ corner of said Section 16; thence N. 00°55'55" W. a distance of 693.38 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence with the centerline of a gravel drive the following seven (7) courses:

- 1. N. 42°16'40" E. a distance of 1,456.77 feet to a point;**
- 2. N. 47°09'25" E. a distance of 874.32 feet to a point;**
- 3. N. 49°26'20" E. a distance of 586.67 feet to a point;**
- 4. N. 47°44'02" E. a distance of 468.24 feet to a point;**
- 5. N. 49°08'35" E. a distance of 102.94 feet to a point;**
- 6. N. 59°24'23" E. a distance of 50.29 feet to a point;**
- 7. N. 68°06'27" E. a distance of 76.59 feet to a rebar with a plastic cap set stamped "PLS 13856";**

thence S. 00°45'00" E. a distance of 523.18 feet to the Point of Beginning.

Parcel 3:

Part of Section 16, Township 5 North, Range 44 E.B.M., Teton County, Idaho, being more particularly described as follows:

Commencing at the W $\frac{1}{4}$ corner of said Section 16; thence N. 89°24'45" E. a distance of 1,300.01 feet to a point; thence S. 00°37'37" E. a distance of 204.88 feet to a rebar with a plastic cap set stamped "PLS 13856" marking the Point of Beginning.

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thence N. 89°15'49" E. a distance of 98.65 feet to a rebar with a plastic cap set stamped "PLS 13856";
 thence N. 51°06'13" E. a distance of 151.86 feet to a rebar with a plastic cap set stamped "PLS 13856";
 thence N. 64°05'43" E. a distance of 93.62 feet to a rebar with a plastic cap set stamped "PLS 13856";
 thence N. 57°59'48" E. a distance of 135.16 feet to a rebar with a plastic cap set stamped "PLS 13856";
 thence S. 07°47'30" W. a distance of 423.01 feet to a rebar with a plastic cap set stamped "PLS 13856";
 thence S. 89°24'45" W. a distance of 356.00 feet to a rebar with a plastic cap set stamped "PLS 13856";
 thence N. 00°37'37" W. a distance of 213.61 feet to the Point of Beginning.

Parcel 4:

Part of Section 16, Township 5 North, Range 44 E.B.M., Teton County, Idaho, being more particularly described as follows:

Beginning at the S $\frac{1}{4}$ corner of said Section 16;

thence S. 89°07'46" W. a distance of 2,663.90 feet to a BLM Brass Cap found marking the Southwest corner of said Section 16;

thence N. 00°44'36" W. a distance of 2,659.95 feet to a stone found marking the W $\frac{1}{4}$ corner of said Section 16;

thence N. 89°24'45" E. a distance of 663.80 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence N. 00°45'05" W. a distance of 131.41 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence N. 89°14'55" E. a distance of 636.50 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence S. 00°37'37" E. a distance of 551.72 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence N. 89°24'45" E. a distance of 356.00 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence N. 07°47'30" E. a distance of 423.01 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence with the centerline of a gravel drive the following four (4) courses:

1. N. 54°12'57" E. a distance of 307.54 feet to a point;

2. N. 58°01'17" E. a distance of 484.20 feet to a point;

3. N. 51°30'05" E. a distance of 107.48 feet to a point;

4. N. 42°16'40" E. a distance of 269.94 feet to a rebar with a plastic cap set stamped "PLS 13856";

thence S. 00°55'55" E. a distance of 693.38 feet to a rebar with an aluminum cap set marking the C $\frac{1}{4}$ corner of said Section 16;

thence continuing S. 00°55'55" E. along said line a distance of 2,646.83 feet to the Point of Beginning.

