



# Development Engineering: Site and Subdivision Design and Reviews

- Assist Agencies with Partial and Complete Reviews
- Assist Agencies with Ordinance and Criteria Preparation
- Site Design
- Subdivisions

WEI has been hired by multiple agencies to provide as-needed technical reviews of development applications for all aspects of projects, but particularly stormwater, floodplains, water and sewer systems, and irrigation facilities. Review fees are passed on to developers. Gerald Williams, WEI president, has also served as the development review engineer for the City of Grand Junction, CO. WEI has also performed site and subdivision development design, sometimes as prime but often in the capacity of a specialist water resources subconsultant. Only recent projects performed by WEI as prime engineer are listed below, even though experience extends to many other projects in Arizona, Colorado, Utah, Nevada, and California.

## Selected Projects

### Development Reviews, CO

WEI owner Gerald Williams has been an employee development review engineer for the City of Grand Junction (approximately population of 42,000 at the time), and by request on a case by case basis the reviewer for the City of Fruita, Grand Valley Drainage District, and Mesa County.

### Fox Ridge Development, Concept Phase, Madison County, ID

Departing from the style of land development of the last several decades, Fox Ridge is a low impact development of approximately 1600 acres that combines elements of new urbanism and clustering with substantial open space areas for parks, greenbelts, and a regional trail system. Layout provides for natural and created drainage systems and water reuse, over 15 miles of bike and natural walking paths, a working organic farm, and wooded groves. A village core is provided that includes a school site, community center, and a small commercial center. Phase 1, consisting of 320 acres, is shown at left.

**Hemming Village, Rexburg, ID** Project involves nearly an entire city block and a few adjacent properties, totaling over 10 acres. A few buildings will be preserved. Most of the area, however, will be redeveloped to include a first-class convention center that is privately planned, but in conjunction with the City of Rexburg. The project is ongoing, but WEI has and will continue to provide mapping, utility, drainage, traffic, roadway and site engineering services. Area is shown in aerial photo at left.

### Development Reviews, Idaho

WEI is the development review engineer and assists with criteria and ordinances for Teton County, Madison County, and the City of Teton.

### Lazy Triple Creek Ranch, Madison County, ID

Site covers approximately 2,080 acres and is a high-end sportsman subdivision. Project design involved mountain, switchback and bench roads. Also included was a community water system of wells, 400,000-gallon concrete water tank, booster station, and well house, and a domestic, irrigation, and fire suppression water distribution system with multiple zones. Project also included substantial erosion and sediment control facilities.

### Old Staley Springs Resort, Island Park, ID

Project involved a commercial development, water system of well, well house, distribution system for domestic and irrigation water, and fire suppression water. Project also included a cluster sewer system, grinder pressure collection system, and advanced onsite wastewater treatment system reducing nitrates to < 4 mg/l and phosphorus < 1 mg/l, and a pressurized distribution system. The project also involved sophisticated erosion and sediment control and provides a stormwater water quality control basin that stores and filters 100-year 24-hour runoff prior to discharge to Henry's Lake.

### Old Teton Reserve, Madison County, ID

Designed 245 acre residential development that involved floodplain analyses and mitigation for 9000 cfs, community water system for domestic use, community irrigation and fire suppression water system, and community wastewater system with high groundwater conditions.

