

TETON COUNTY PLANNING AND ZONING COMMISSION

Meeting Notes, February 9, 2016

County Commissioners' Meeting Room, Driggs, ID

PZC Members in Attendance: Chris Larson, Sarah Johnston, Marlene Robson, Cleve Booker, Dave Hensel, Jack Haddox, David Breckenridge, Pete Moyer

Commissioner Johnston had to leave but left Chairman Hensel her thoughts for the meeting. Chairman Hensel read the comments. The PZC discussed utilizing similar density in each of the character areas and all agreed it was a defensible, justifiable approach. It was discussed how a more complex approach could be devised, but it becomes harder to defend, and this approach is a set in the right direction.

Article 3 Review:

PZC discussed Article 3 and agreed they are comfortable with Article 3 with the changes discussed.

Density Options

- PZC discussed the density options for the Rural Ag, Lowland Ag, and Foothills zones.
 - It was decided that Option 1 (OTO: 1/10; LD: 1/20; SP/FP Max: 1/10; SP/FP Mid: 1/20; SP/FP Min: 1/30) would be used moving forward.
- PZC also looked at the density option provided for the Ag Rural Neighborhood zone.
 - It was agreed that the PZC was comfortable with the proposed option (OTO: 1/10; LD: 1/3.75; SP/FP Max: ½.5; SP/FP Mid: 1/3.75; SP/FP Min: 1/5)

Open Space

- The different types of ownership of open space was discussed. The majority agreed that having open space in one ownership versus spread across multiple, private parcels would be a better approach for management and enforcement.
 - Staff will clarify 3.7.3.A.1 to provide examples of a single landowner (i.e. a legal entity, HOA, or individual)
- Staff will work on definitions for Passive Recreation and Active Recreation.
- Staff will look into the possibility of including stormwater management (i.e. retention/detention ponds, bioswales, etc.) as an allowed open space use.
- Language for signage of open space will be added to 3.7.8: Access (i.e. notice of boundaries for restricted use or access)
- 3.7.5 Open Space Priorities – the formatting and content of this section may change slightly.
 - Open space priorities will be included with each zone.
 - Information on wildlife areas will be updated after IDFG's comments have been received.

Moving Forward

- Next Meeting – Articles 9-12
 - Article 9
 - Jason explained that the state has been working to update the floodplain ordinance, which is expected to be sent out in the next few weeks. The intent is to replace the floodplain ordinance currently in Article 9 with the updated version from the state when it is completed.
 - Staff has been working with the City of Driggs to get a better understanding of where the Airport Overlay is. Driggs has several maps as part of the Airport Master Plan, and they need to determine which map should be used for the overlay area.
 - The Scenic Corridor section is the proposal from Code Studio. Staff will discuss rural images with the graphic designer instead of using the commercial examples provided.

- The Work Force Housing Overlay may not be appropriate anywhere in the county. PZC can still review it in case it gets used in the Area of Impact.
- Article 10
 - This has been reviewed in the past. The table of uses needs to be filled out.
- Article 11
 - This section is mostly signs, which have been updated to reflect the recent Supreme Court decision on signs. Jason explained that the state has specific rules for signs along designated scenic byways, so staff will look into those requirements.
- Article 12
 - The Public Works Director is reviewing this section. It is mostly road standards, so the majority of the content will be decided by him.
- PZC asked for a draft of the Public Outreach Plan that they could comment on before the final draft is completed for the BoCC/PZC joint meeting.
 - Staff is working on this plan and will provide it to PZC before the next meeting.
- The joint BoCC/PZC meeting was originally scheduled for March 22. The BoCC asked to reschedule it to April 12 due to scheduling conflicts.
- The next version of the code that PZC will see is the Red Line version. Staff is working on a Red Line version of Article 3, which can now be completed. The Article 13 Red Line version is partially complete. Staff is still waiting for comments from IDFG. When those are received, the Red Line version will be completed and sent to the PZC.