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Public Works Department
MEMORANDUM

150 Courthouse Drive
Driggs, ID 83422

DATE April 1, 2016

TO: Board of County Commissioners

FROM: Teton County Public Works Director – Darryl Johnson, PE, PLS

SUBJECT: Teton Valley Scenic Parkway/Packsaddle Road Analysis – Addendum No. 1

The original Road Analysis package contained inaccurate information about maximum allowable densities. Please refer to the following Development Concerns section for corrected allowable densities in this area of interest.

Development Concerns

The applicant, Ag Rim LLC & Grandview Ranch LLC make up an estimated 5,000 contiguous acres in the northwest corner of Teton County. Although it is the opinion of the Public Works Department that acceptance of the road offering should not be tied to future development possibilities, a brief summary of maximum densities under the current zoning and proposed zoning ordinances has been provided.

Current Zoning – Currently, the land is zoned A-20. Simply put, A-20 allows for 20 acre minimum lot sizes. Not taking into account roads or other open space that might be considered with land development, A-20 allows for 250 lots.

Current Zoning – If the 5,000 acres were to be developed as a PUD, there would be open space and other requirements to allow for the maximum density. Development under the current PUD requirements would allow for a maximum of 750 lots.

****NOTE* – Proposed development calculations are based on a Draft Land-Use Code and Zoning Map that is currently being written by Planning Staff with direction from the Teton County Planning and Zoning Commission. The Draft has not been presented to or vetted by the BoCC or the public.***

Proposed Zoning – Under the proposed zone changes, this property would be zoned as Foothills. The proposed zoning allows for a 1 lot per 10 acres density with 75% open space. Under this zoning the 5,000 acres would require that 3,750 be open space. The remaining 1,250 acres could be split into a maximum of 500 lots, minimum one acre.

Under any of these scenarios, as a part of the development process, the applicant would be required to analyze projected costs incurred by the County as a result of developing.