

TETON COUNTY PLANNING AND ZONING COMMISSION
Meeting Notes, March 15, 2016
Commissioners' Chamber, Driggs, ID

COMMISSIONERS PRESENT: Mr. Dave Hensel, Mr. Cleve Booker, Mr. Chris Larson, Mr. Jack Haddox, Ms. Sarah Johnston, Ms. Marlene Robson, and Mr. Pete Moyer.

All Articles:

- Update Agricultural Wetlands (AW) to Lowland Agriculture (LA)
- Make sure the language is the same (section vs. division)
- Verify all references to other sections and bold the text (hyperlinked in PDFs).

Article 1 Review:

- Right to Farm Act language will be added to this section. Staff will look at the Comprehensive Plan to see if it referenced any other acts/legislation that should be added.
- Zoning districts will be updated to Div. 1.2.
- Staff will have Kathy Spitzer read the language in Div. 1.1.3 to verify that the restrictive language (state code vs. local code) is adequate.

Article 2 Review:

- Language for rounding will be added to this section (lot area, linear measurement, & time measurements).
- Using "street" vs. "road" was discussed in Div. 2.2.1. Street is defined as a road in Article 15, so street is sufficient.
- Div. 2.5.2.A should say height encroachments "may exceed..." instead of "must"
- Change the maximum height of agriculture buildings to 60' in Div. 2.5.2.D.
- There was a question on the height of wireless communication facilities and public utilities. Div. 2.5.2.E says they are exempt from general height limits. Article 10 includes height restrictions for these structures, so this section will be updated to match and/or reference that section.
- Graphics will be updated.

Articles 4 & 5 Review:

- Language will be added to these sections that clarifies they are only intended for the Area of Impact after a negotiation between the County/City.
- Industrial Flex was discussed on whether it should be in the County in addition to the Light and Heavy Industrial districts. In general, the PZC did not feel Industrial Flex should be in the County, but the Light and Heavy Industrial districts could allow accessory dwellings (i.e. Backyard Cottages).
- Building Heights will be updated in these sections to match the 30' required in the County.

Articles 6 & 7 Review:

- Language about building types not applying due to the unique, purpose built building types found in these districts will be added. It has already been added to the Article 8 redline version.
- Building Heights will be updated in these sections to match the 30' required in the County.
- The Civic District and zoning existing uses was discussed. Staff will work with GIS to build an inventory of existing civic uses. Some of these uses may be appropriate to zone as Civic now, like the cemetery districts, but other uses should be zoned with the Rural Districts. Property Owners have the option to rezone in the future.

Article 15 Review:

- Some definitions are repeated. These will be addressed.
- Floodplain definitions will be updated to match the new ordinance.
- Riparian definitions will be verified with Article 13 when it is finished.
- Permit types in Article 14 will have definitions added.
- Definitions will be referenced to their appropriate section in other Articles (i.e. Skylining (Article 13), Rezone (Article 14), Scenic Corridor (Article 9)).
- Definitions to be added:
 - ADA Accessible/Compliant
 - Contiguous
 - Master Plan
 - Parent Parcel
 - Yard, Corner
 - All Permit Types from Article 14 will be defined.
- Definitions to be updated/clarified:
 - Accessory Building (update to comply with building code)
 - Accessory Structure (update to comply with building code)
 - Eligible Parcel (i.e. accessory dwellings allowed)
 - Ordinary High Water Mark (currently shown as High Water Mark)
 - Indicator species/habitat (waiting for IDFG comments and Article 13)
 - Indirect Impact → Indirect (Secondary) Impact
 - Junk → Junkyard definition from existing code
 - Manufactured Home (state definition has changed)
 - Mobile Home (state definition has changed)
 - Mobile Home Park
 - Surveyor → Professional Land Surveyor
 - Skylining
 - Street, Private (add road)
- Definitions to be removed:
 - Building, Accessory
 - New Manufactured Home Park or Subdivision

Moving Forward:

- Redline Version update by article
 1. 3/15 changes will be made and sent out by 3/18
 2. 3/15 changes will be made and sent out by 3/18
 3. Finished – sent out previously but will be verified with the changes made to other articles and sent out by 3/18
 4. 3/15 changes will be made and sent out by 3/18
 5. 3/15 changes will be made and sent out by 3/18
 6. 3/15 changes will be made and sent out by 3/18
 7. 3/15 changes will be made and sent out by 3/18
 8. Finished and will be sent out by 3/18
 9. Waiting for new floodplain ordinance from IDWR.
 10. Updating Temporary Uses/Permit, then will be finished, potentially by 3/18
 11. Needs graphics updated and signs updated - waiting on ITD about scenic byway sign rules
 12. Needs graphics updated, then finished.

13. Waiting for IDFG comments for wildlife sections and maps from GIS.
 14. Updating Temporary Uses/Permit, then will be finished, potentially by 3/18
 15. 3/15 changes will be made and sent out by 3/18
- The joint meeting with the BoCC is currently scheduled for April 12. Jason will inform the BoCC at their next meeting of some of the delays that have occurred (IDFG comments, floodplain, ITD), so they are aware that the completed “final draft” may not be ready by April 12. Later in April may be an option or in May.
 - There will be a public hearing during the April 12th meeting to recommend adoption of a new ordinance.