

**TETON COUNTY PLANNING AND ZONING COMMISSION**  
**Meeting Notes, April 12, 2016**  
**Commissioners' Chamber, Driggs, ID**

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

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Mr. Larson had to leave the meeting as the Work Session was beginning.

**Article 13 – Property Development Plan**

- 13.2.2 Additional Required Sections: Applicability Chart
  - Change Site Disturbance and Building Permit from “R” to “P” for Vegetative Management Plan
  - Change Building Permit from “R” to “P” for Parking Plan
- 13.3.1 Riparian Buffer Plan
  - Make sure list of riparian features all match in B, E, and F.
- 13.3.2 Skyline View Protection Plan
  - Jason will contact Rob about the map to verify if it is showing areas where buildings will skyline or if it is only areas visible from the highways.
- 13.3.3 Steep Slopes Plan
  - No changes
- 13.3.4 Grading Plan
  - Mr. Booker asked if the SWPPP was required now. This is a federal rule, with a permit required by the US EPA if one acre or more will be disturbed. The language could be clarified in this section.
- 13.3.5 Vegetative Management Plan
  - Update table to match 13.2.2
  - PZC discussed removing language from 13.3.5.D.4 about plant varieties being selected based on the natural conditions. It was decided to keep this language.
  - A new section under 13.3.5.D will be added for ornamental areas and lawns around a home – plants may not be native, but they may not be invasive.
  - A typo was identified in 13.3.5.F, which will be corrected.
- 13.3.19 Parking Plan
  - Update table to match 13.2.2
  - Add an exemption for residential building permits if requirements are shown on the site plan.

**Moving Forward:**

- Staff gave a brief overview of the new Wildlife Habitat sections of Article 13. PZC should be prepared with comments to complete Article 13 (13.3.6-13.3.20) at the April 19<sup>th</sup> meeting.
- PZC should be prepared with comments on the 19<sup>th</sup> for all Redlined Versions of the Draft Code.
  - Staff will provide PZC with the Redlined Version of Article 15 by April 15<sup>th</sup>.
- Any changes to the Draft Code need to be made at the April 19<sup>th</sup> meeting, so a “clean” version can be prepared and provided to the BoCC and PZC by April 23<sup>rd</sup>.
- The joint meeting with the BoCC is scheduled for May 10<sup>th</sup>. Mr. Hensel asked if the joint meeting could be scheduled as the first item on the May 10<sup>th</sup> agenda.