

## TETON COUNTY PLANNING AND ZONING COMMISSION

Meeting Primer, April 12, 2016

Board of County Commissioner Chambers, Driggs, ID

---

We have made revisions to Article 13. I worked on developing 3 different options for the Wildlife Habitat Plan division. These are not our only options, but I felt these were the ones we had the most discussion about previously. I did email some information, including one of the options, over to IDFG's new Regional Habitat Manager to get some feedback. I am hoping to have it back before our meeting. You should have received Blaine County, Idaho's Habitat ordinance to give you an idea of what another community is doing. Finally, you should have received the- A Summary of Key Fish and Wildlife Resources of Low Elevation Lands in Teton County, Idaho report as well.

### Goals:

- Make sure we are comfortable with Article 13. Make sure everyone has Redline versions.
- Identify any deficiencies

### Article 13 – Property Development Plan

This is the general list of changes that were made-

Throughout Article 13-

- Added "Requirement Table" in each section.
- Updated language to match/corrected typos

13.3.1 Riparian Buffer Plan-

- Clarified that the uses allowed in 13.2.1.H, are only allowed as part of the permit being applied for.
- Clarified that a variance is required to encroach into the Riparian Buffer.
- Removed NRCS Standards.
- Added Section K. Implementation

13.3.2 Skyline View Protection Plan-

Only minor changes.

13.3.3 Steep Slopes Plan-

- Only minor changes.
- Changed "no development on slopes that exceed 25%" to "30%" to match the current ordinance

13.3.4 Grading Plan-

Only minor changes.

13.3.5 Vegetative Management Plan-

- Removed NRCS Standards
- Added clarification in the Standards section
- Modified required portions of the plan
- Added F. Implementation section

### 13.3.6 Wildfire Hazard Mitigation Plan-

Only minor changes.

### 13.3.7 Fencing Plan- **REMOVED**

### 13.3.7 Wildlife Feeding Plan-

- Only minor changes.

### 13.3.8 Wildlife Habitat Management Plan-

As noted in an email that was sent out 3/28, Idaho Fish and Game was not able to make comments. At the time of this primer I have had a phone conversation with the local biologist. I forwarded him the Code and am anticipating sitting down with him. I will keep you updated on our conversations. From the 3/30 conversation he offered these comments-

1. Blaine County had issues not using a map for their habitat protection
2. The Teton River buffer should be 300 ft.
3. There should be a required buffer from the Forest Service Lands.
4. There should be a required buffer from land that is in a conservation easement.

In the meantime, I have developed 3 options- 2 with a map and 1 without. The map comes from an IDF&G report- [A Summary of Key Fish and Wildlife Resources of Low Elevation Lands in Teton County, Idaho](#) that was developed for the Comprehensive Plan. The 3 options are fairly similar with the exception of the map.

1. Option #1 bases the Applicability (Sections A. & B) on density.
2. Option #2 bases the Applicability (Sections A. & B) on density and the map.
3. Option #2 bases the Applicability (Sections A. & B.) on the map.

In the review section, I added an optional IDF&G review prior to the application.

### 13.3.9 Nutrient Pathogen Analysis-

- Only minor changes.

### 13.3.10 Public Service/Fiscal Impact Analysis-

- Added Conditional Use Permits
- We talked about me including a set formula. In researching other ordinances, and fiscal impacts it may not be prudent to include a set formula. Depending on the location and type of development there are different types of Average Cost Methodology analysis.

### 13.3.11 Traffic Impact Analysis-

- Added Conditional Use Permits.
- Rearranged portions to make it flow better.

### 13.3.12 Lighting Management Plan-

- No changes

### 13.3.13 Stormwater Management Plan-

- Removed the NRCS Standards
- Added ["Catalog of Stormwater Best Management Practices for Idaho Cities and Counties. Based on the Public Works Directors recommendation"](#)

#### 13.3.14 Access Management Plan-

- Added reference to the “Local Highway Technical Assistance Council Manual for Use of Public Right of Way Standard Approach Policy.
- Minor changes.

#### 13.3.15 Plat

- Only minor changes.

#### 13.3.16 Survey-

- Clarified when mylars are required

#### 13.3.17 Deed-

- Clarified the difference between new deeds being created and existing deeds to verify ownership

#### 13.3.18 Geotechnical Analysis

- Removed the Map

#### 13.3.19 Parking Plan

- No changes

#### 13.3.20 Fire Protection Plan

- Added this section