

## TETON COUNTY PLANNING AND ZONING COMMISSION

Meeting Notes, April 19, 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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### Article 13 – Property Development Plan

Make sure table matches for all sections.

- 13.3.6 Wildfire Hazard Mitigation Plan
  - Clarify that pruning of trees means the tree branches.
  - Replace NRCS language under fuel breaks with a reference to the standards of the Defensible Space, Zone 2 section.
  - Remove “use” before fire resistant building materials in D.6.a. and E.c.
- 13.3.7. Wildlife Feeding Plan
  - Change name to Wildlife Non-Feeding Plan
- 13.3.8 Wildlife Habitat Management Plan
  - PZC was given three options for this section. After a vote, it was decided that Option 2 would be used, with the density trigger for Rural Districts changed from “1 unit per 30 acres” to “1 unit per 25 acres”
  - A time period for IDFG’s review of this plan will be added.
  - Indicator Habitats from the IDFG study will be included in this section, not just on the map.
  - Language will be added that IDFG may comment on property with indicator habitat even if it is located outside of the mapped Key Plant Communities.
  - The IDFG study will be added as an appendix.
  - Reference fencing guidelines.
- 13.3.9 Nutrient Pathogen Analysis
  - This was previously only required for Full Plats with 10+ lots that met one of the 5 conditions for the NP analysis. This was changed to include all Short Plats and Full Plats, regardless of the number of lots, that meet one of the 5 conditions.
- 13.3.10 Public Service/Fiscal Impact Analysis
  - No changes
- 13.3.11 Traffic Impact Analysis
  - No changes
- 13.3.12 Lighting Management Plan
  - No changes
- 13.3.13 Stormwater Management Plan
  - Update the standards to be more specific
  - Clarify the language for the SWPPP that it is one acre or more being disturbed
- 13.3.14 Access Management Plan
  - No changes
- 13.3.15 Plat
  - Typo at EIPH certification
- 13.3.16 Land Partitioning Survey
  - Add zoning district to be included on survey
- 13.3.17 Deed
  - No changes
- 13.3.18 Geotechnical Analysis
  - No changes

- 13.3.19 Parking Plan
  - Add an exemption for residential building permits if requirements are shown on the site plan.
- 13.3.20 Fire Protection Plan
  - Add an exemption for residential building permits if requirements are shown on the site plan.

#### **Article 15 – Definitions**

- Correct typos throughout
- Check Development definition to exempt ag
- Clarify Eligible Parcel that accessory dwelling units are allowed.
- Check Future Acquisitions Map definition – where did this come from? Remove?
- Update Hillside definition
- Update Indicator Species and Indicator Habitat definitions
- Define NFIP
- Check Rural Reserve Area definition – where did this come from? Remove?
- Add disclaimer about NWI wetlands map to the Wetlands definition

#### **Other Comments**

- Article 10 – make sure solar definitions allow for solar thermal, not just solar panels.
- Article 11 – fix Flags section. Should say 2 flags are allowed.
- Article 14 – adjust Temporary Use times to allowed events before 9AM with sound restrictions.

#### **Moving Forward:**

- The joint meeting with the BoCC is scheduled for May 10<sup>th</sup>. It is the first item on the agenda.