

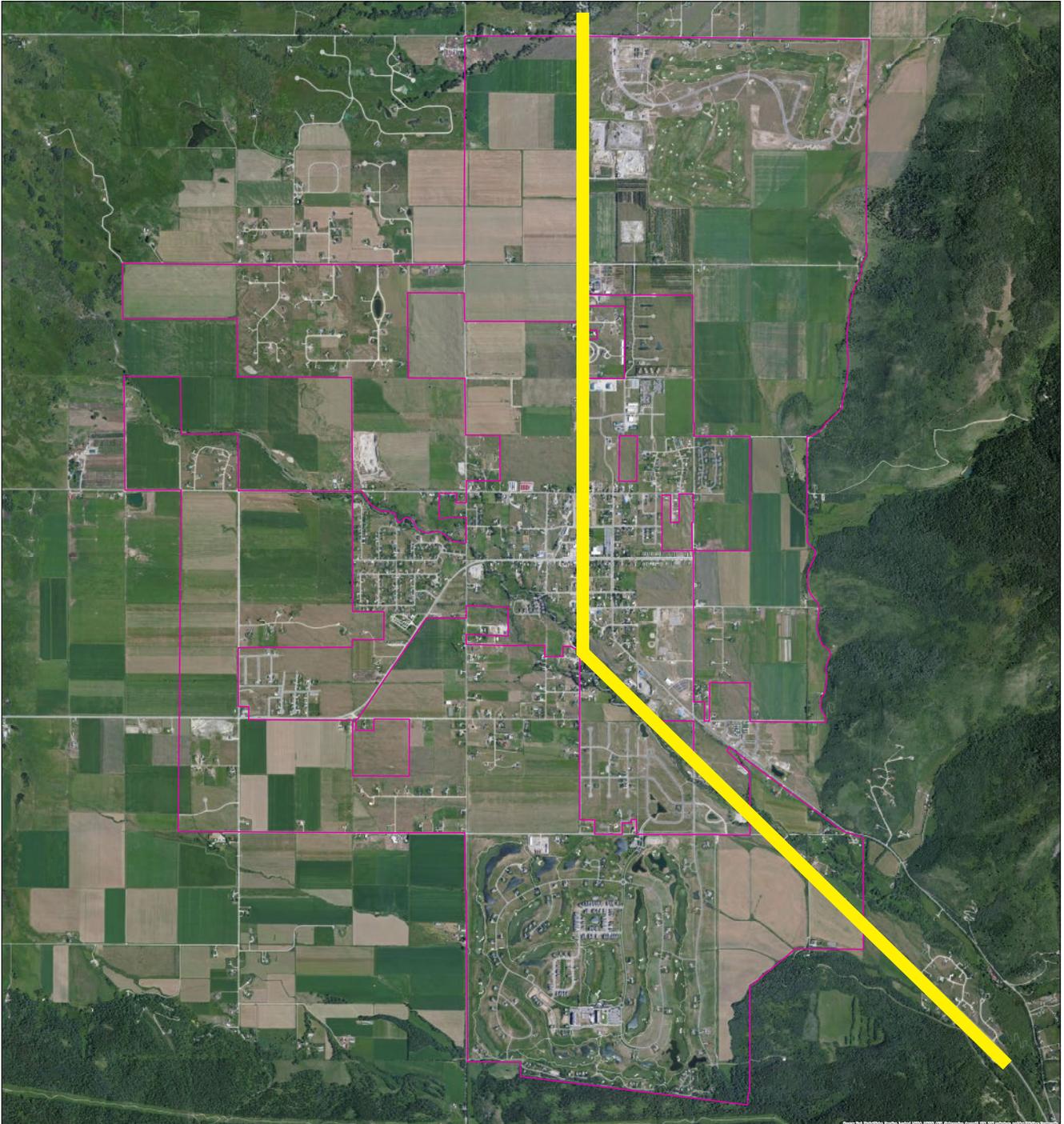
# Victor/Driggs Areas of Impact “Driector”

Workshop and Design Analysis  
May 30 - June 3, 2014

# Tonight's Show

- Areas of Impact
  - Victor, Driggs
- “Drictor” (Teton County)
- Discuss Appropriate Design in the Scenic Corridor
  - Land Uses, Intensity
  - Site Design Elements

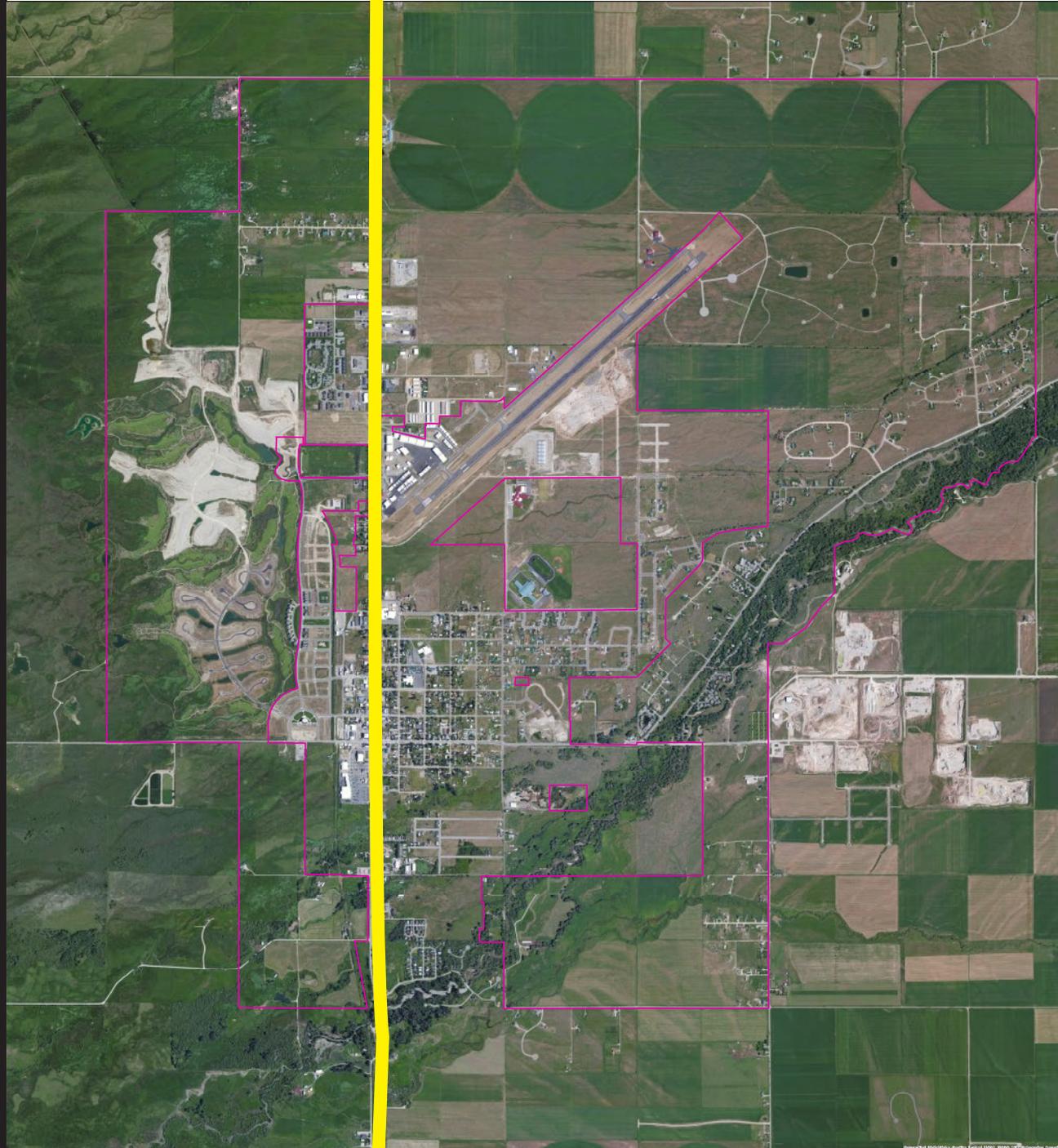
# Victor



# Victor's Area of Impact

- **South Gateway:**
  - Teton Springs
- **West Side:**
  - Residential at County Lot Size
- **North Gateway:**
  - Residential at County Lot Size
  - Landscape Supply
  - Quarry
  - Significant Vacant Land
- **East Side:**
  - Significant Vacant Land
  - Possible Impact from New School Site

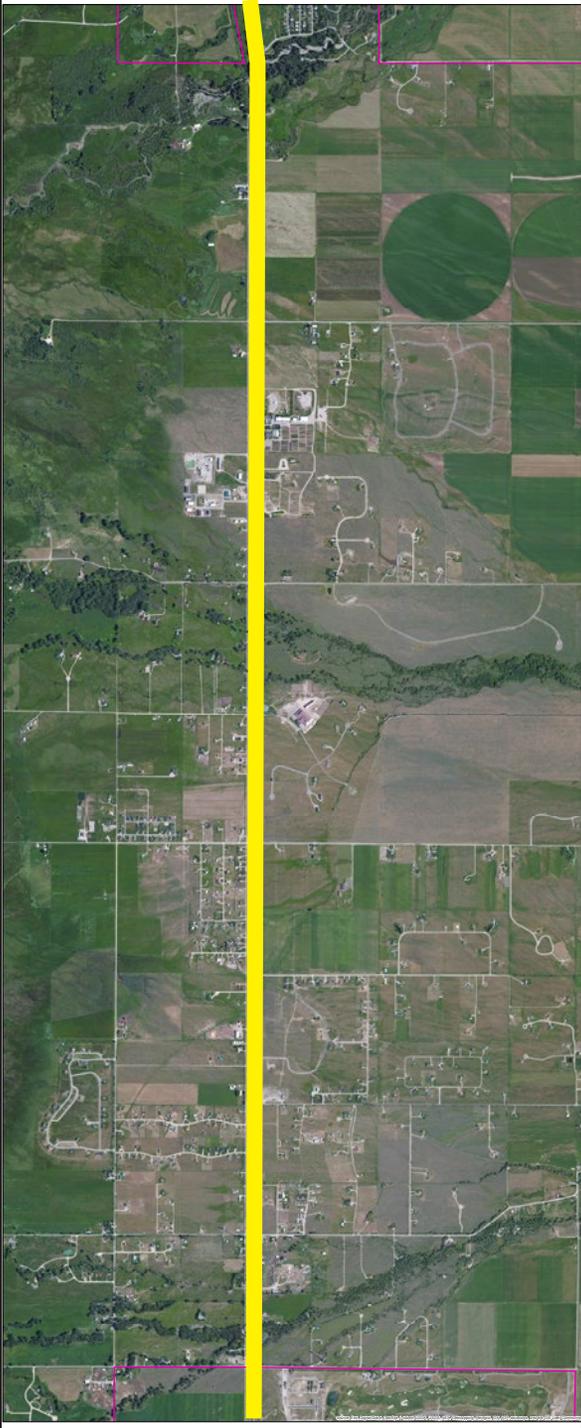
# Driggs



# Driggs' Area of Impact

- South Gateway:
  - Significant Vacant Land
- West Side:
  - Huntsman Springs
- North Gateway:
  - Commercial/Residential
  - Airport Impact Area
  - Significant Vacant Land
- East Side:
  - Significant Vacant Land
  - Ski Hill Road to Grand Targhee

# “Drictor”



# “Drictor”

- “Scenic Corridor”
- Not Quite What It Seems !
  - Partially Developed
  - Existing Platted Lots
  - Few Remaining Options
- Land Use
  - Mostly Residential
  - Residential Density More Like Towns Than County
  - Node of Activity Around M&D Landscape, Spud Theater, Propane Supply

# Public Involvement

- Saturday Morning Attendance: +/- 30 people



# Public Involvement

- Saturday Morning Attendance: +/- 30 people



# Land Use/Intensity Breakout Exercise

- Solid ideas . . . generated by the public
  - Driggs: Area of Impact could be reduced on the north, should plan for annexing the fly-in subdivision by the airport and Huntsman development (in phases)
  - Victor: Area of Impact could be reduced on the east and north, utility extension should be planned and limited to planned areas
  - “Drictor”: The limited opportunities to impact development pattern should be used to preserve rural character
  - All Areas: Improved standards for site design

# Open Design Studio



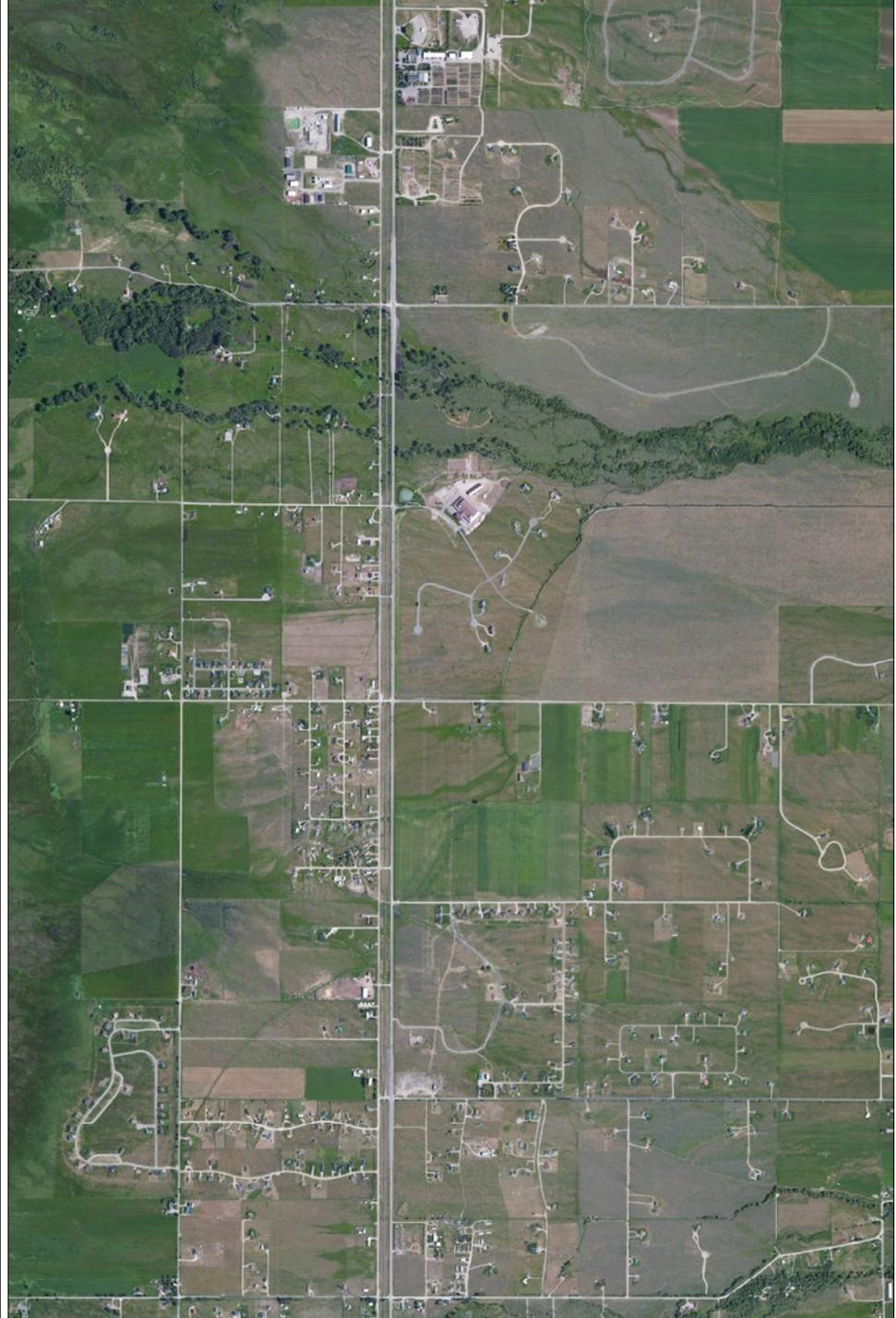
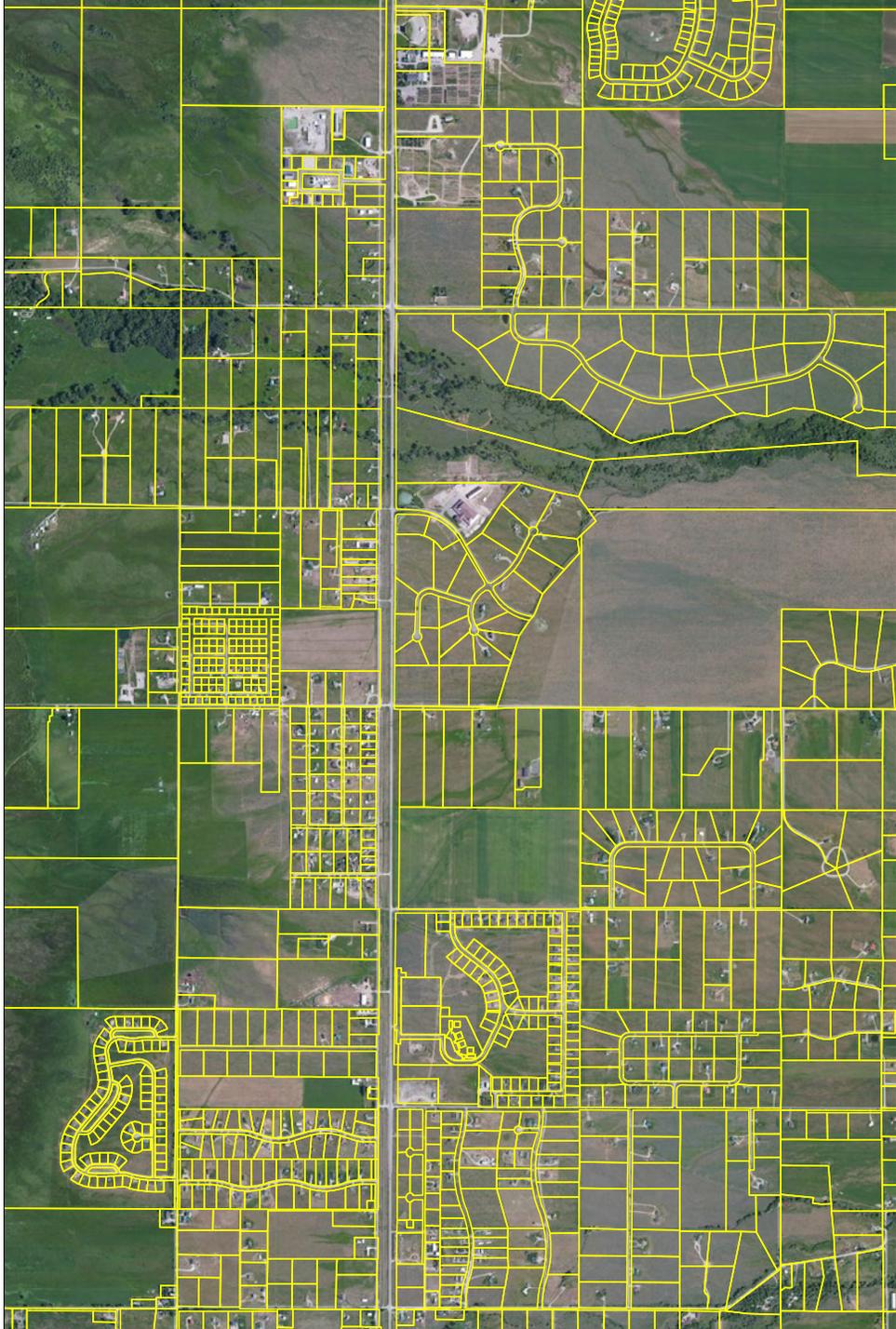
## Working Late . . .

- Heading towards the final presentation



# Development Concepts (Code Studio)

- **Planning Assumption:**
  - County Land Should Develop at County Densities, Town Land at Town Densities
- **Planning Assumption:**
  - Towns Should Transition from Downtown to Gateway to County
- **Possible Implication:**
  - Is There Too Much Land in the Area of Impact for Victor or Driggs?
- **Possible Implication:**
  - Driggs Applies Town Zoning Districts in their Area of Impact -- Should Victor?



# Platted Lot Options

- **Completely Vacant, No Infrastructure Improvements**
  - County or Town May Have Option To “Sunset” Plat (Rescind Approval)
- **Completely Vacant, Infrastructure In Place**
  - Less Options, May be Recorded and Final
  - Applicant May “Replat” to Change Configuration of Undeveloped Lots
- **Partially Developed**
  - No County or Town Options
  - Applicant May “Replat” to Change Configuration of Undeveloped Lots
- **Buy It !**
  - General Fund or Special Bond Issue, Private \$\$

# “Drictor” Concept Plan



 Highway 33  
Scenic Corridor

 Wetlands

 Conservation  
Easement

 Residential

 Residential Cluster  
Opportunity Site

 Residential/  
Cottage Industry

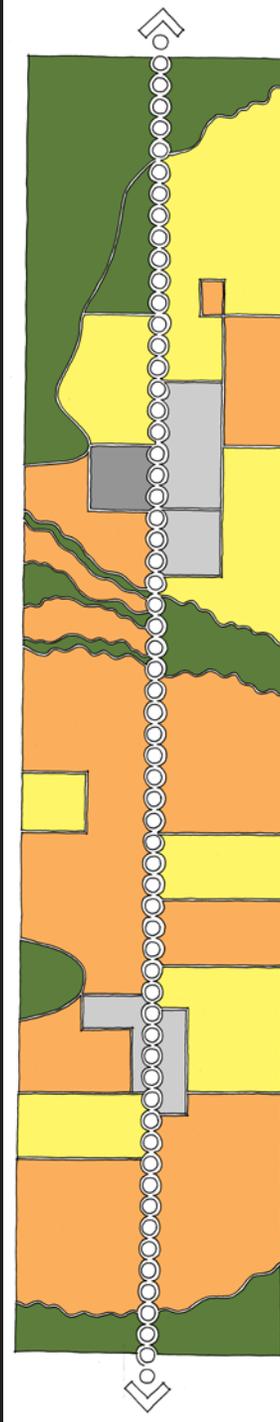
 Nonresidential

 Nonresidential  
Opportunity Site

# Zoning Approach

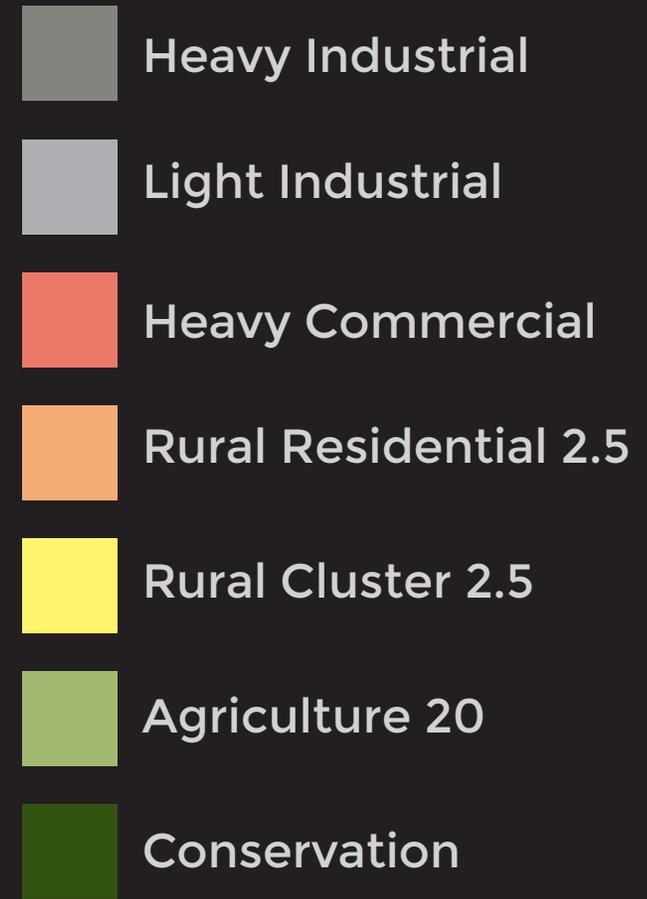
- County Districts (“Drictor”)
- Adopted and Used by County Commission
- Appropriate uses should be allowed by right, without need for a conditional use permit

Driggs  
Area of  
Impact



Victor  
Area of  
Impact

Highway 33  
Scenic Corridor



# “Drictor” Proposed Zoning Districts

- **Heavy Industrial**
  - Allow quarrying, batch plants, transfer station, landfill
  - No retail
  - Similar to M-1
- **Light Industrial**
  - Allow pole yard, cabinet shop, metal fabrication, repair shop, vehicle repair, LP gas and fuel oil sales, warehouse, storage units, airport/heliport
  - No retail
- **Heavy Commercial**
  - Allow retail uses for items that require large sales area (vehicles, boats, lumber, landscape materials, heavy equipment, plumbing/heating supply), large animal vet, storage units, drive-in theater

# “Drictor” Proposed Zoning Districts (cont.)

- Rural Residential 2.5
  - Allocate 1 unit per 2.5 acres
  - Cluster not required
  - Allow “Cottage Industry” (by right) on lots of 2.5 acres or greater -- expanded home occupation activities related to agriculture, small automotive repair shop, landscape contractor, well service, carpentry, upholstery, woodworking and other similar uses (anything more intense belongs in another district!)
  - “Cottage Industry” uses screened from view of neighbors or located indoors

# “Cottage Industry”



# “Cottage Industry”



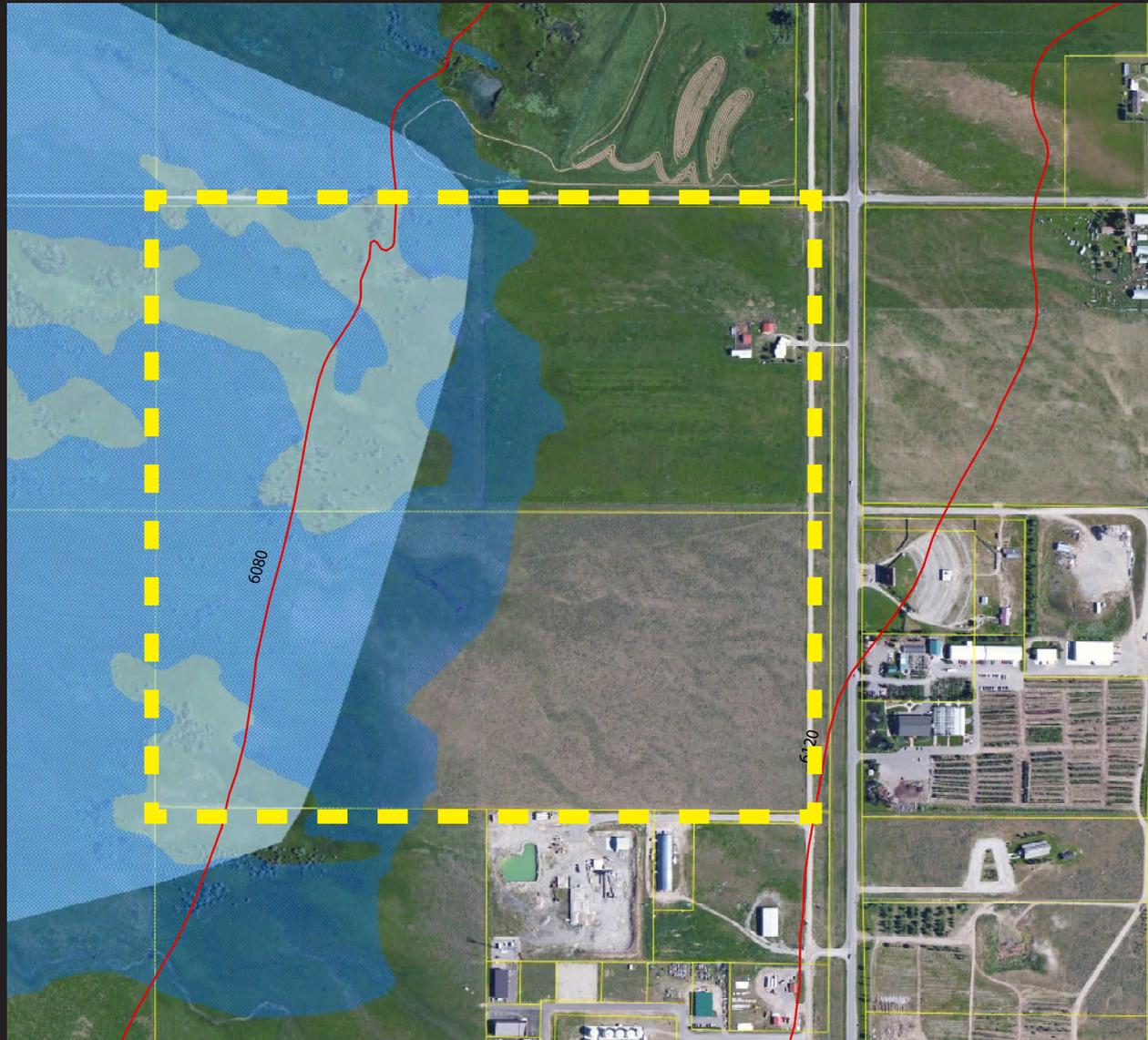
## “Drictor” Proposed Zoning Districts (cont.)

- Rural Cluster 2.5
  - Allocate 1 unit per 2.5 acres
  - Clustering units required
  - Minimum lot size based on whether community water and sewer are available
  - Remaining land in conservation or agriculture
  - Nonresidential uses not allowed

# “Drictor” Proposed Zoning Districts (cont.)

- **Agriculture 20**
  - Allow 1 unit per 20 acres
  - Cluster not allowed, but not required
  - Allow “cottage industry” by right
- **Conservation**
  - Natural landscapes (no agriculture)
  - Public lands, private lands with conservation easements

# New Residential Subdivision Example



# Residential Cluster 2.5



# Conservation/Cluster Subdivision



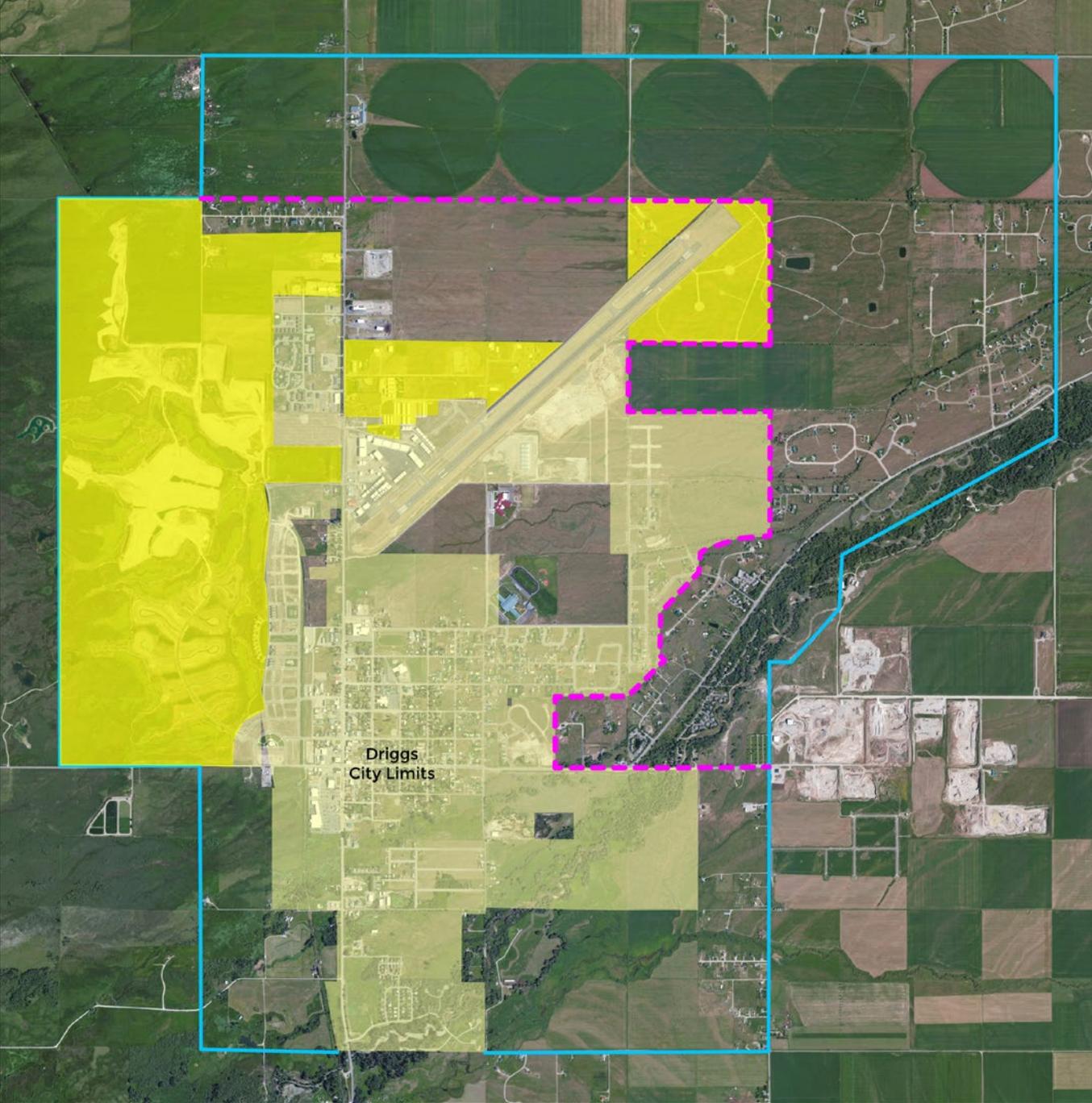
# Comparison

- **No Cluster**
  - 40 Lots (lose 24 lots allocated to site)
  - Wetlands preserved (due to federal regulations)
  - Lots are 2.5 acres each
  - Homes shown are 3,000 SF footprint
  - All homes located outside 450' setback
- **Cluster**
  - 64 lots (achieves allocated density)
  - Shared open space for wetlands, parks, agriculture
  - Lots are 1/2-acre
  - Homes shown are 3,000 SF footprint
  - All homes located outside 450' setback

# Driggs Area of Impact

- Area of Impact Boundary Changes
  - Negotiated between City and County
  - Shrink boundary on north and east sides
- Annexation Changes
  - Negotiated between City, County and Landowner
  - Includes “fly-in” subdivision at end of runway and Huntsman Springs for future annexation (in phases)

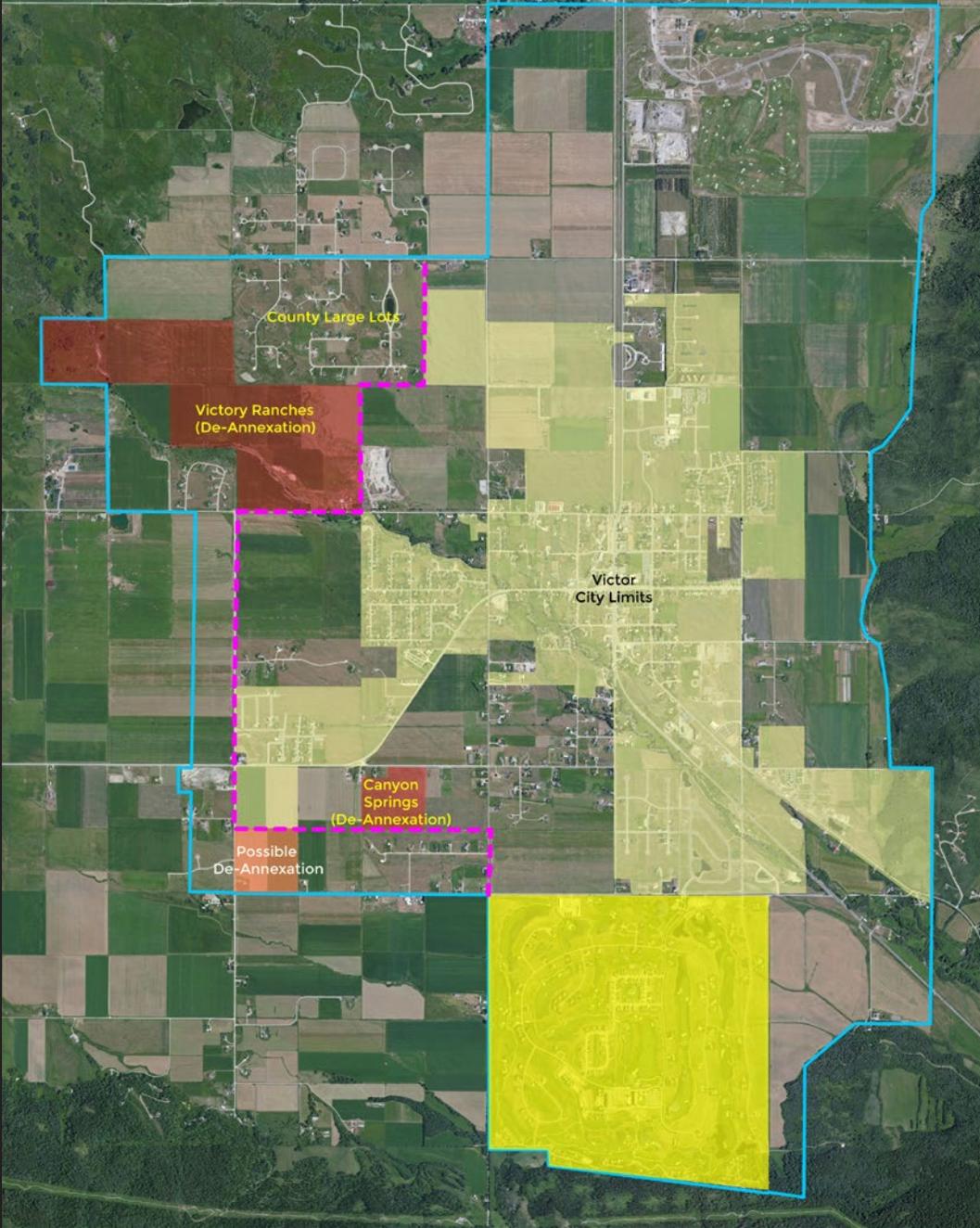
# Driggs Area of Impact



# Victor Area of Impact

- Area of Impact Boundary Changes
  - Negotiated between City and County
  - Shrink boundary on west side
- Annexation Changes
  - Negotiated between City, County and Landowner
  - Continue de-annexation of Victory Ranches and Canyon Springs
  - Include Teton Springs for future annexation

# Victor Area of Impact

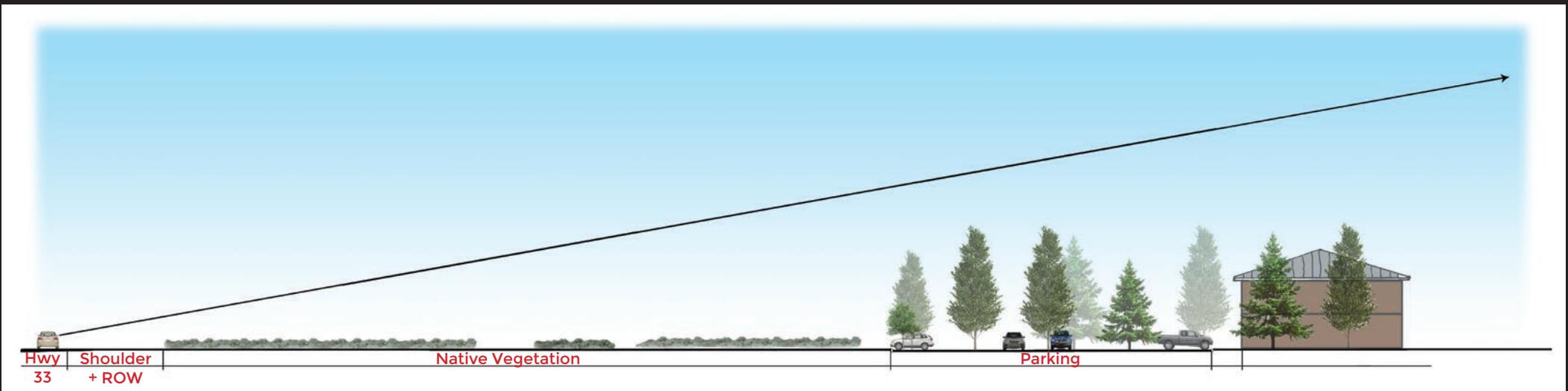


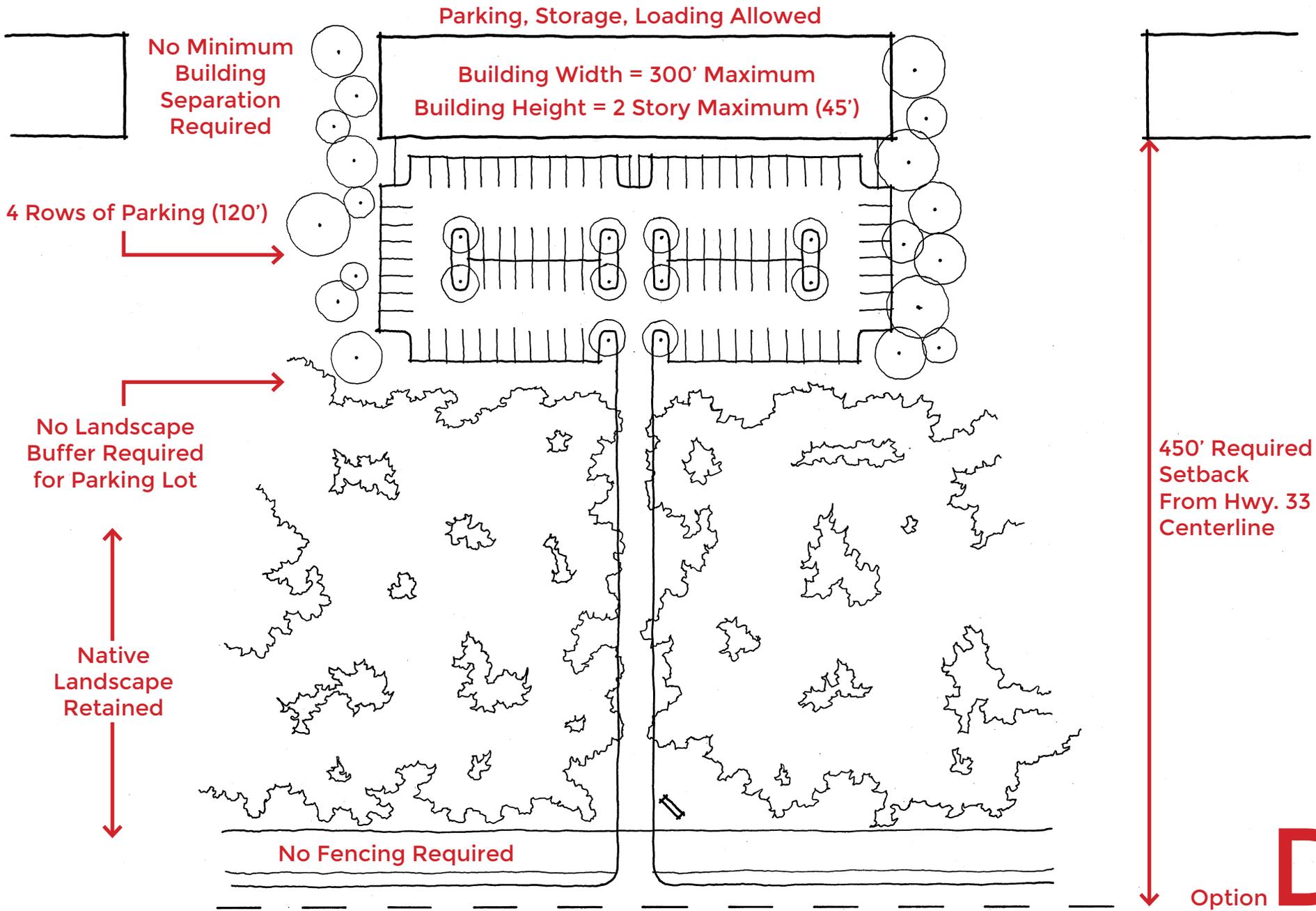
# Scenic Corridor Design Elements

- Applies to Highway Only, Not Local Roads
- Protection of Views, Scenic Character
  - Building Location -- farther from road is better
  - Building Height -- allow ridgeline views
  - Building Separation -- retain long vistas
  - Location of Parking -- manage views of parking lots
  - Native Landscape -- preserve existing plants

# Option D: 450' Setback

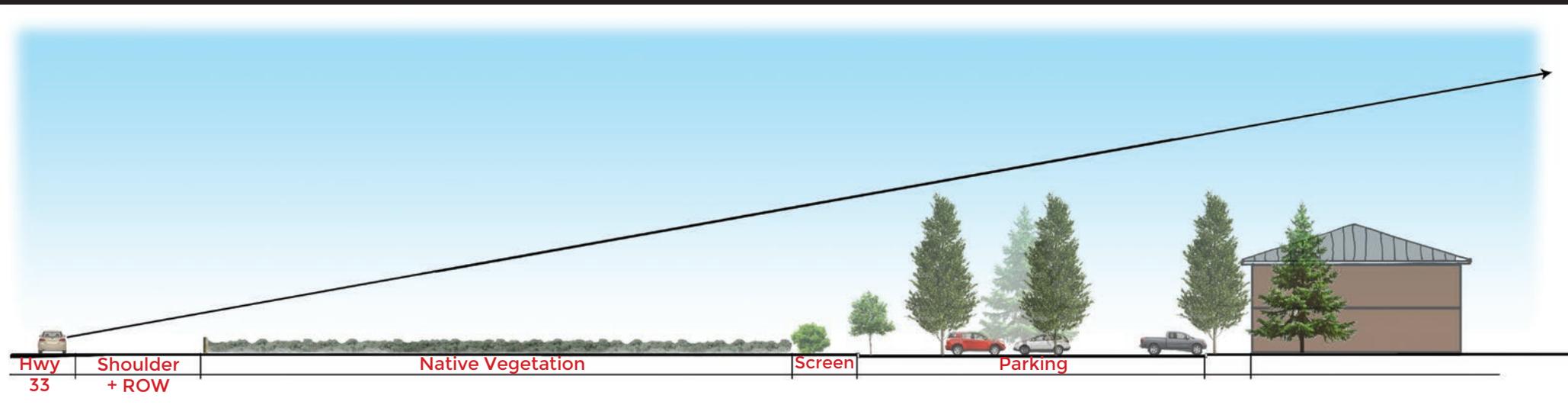
- Equestrian Center
  - Building is 335' wide
  - Set Back 770' from Hwy 33 Centerline

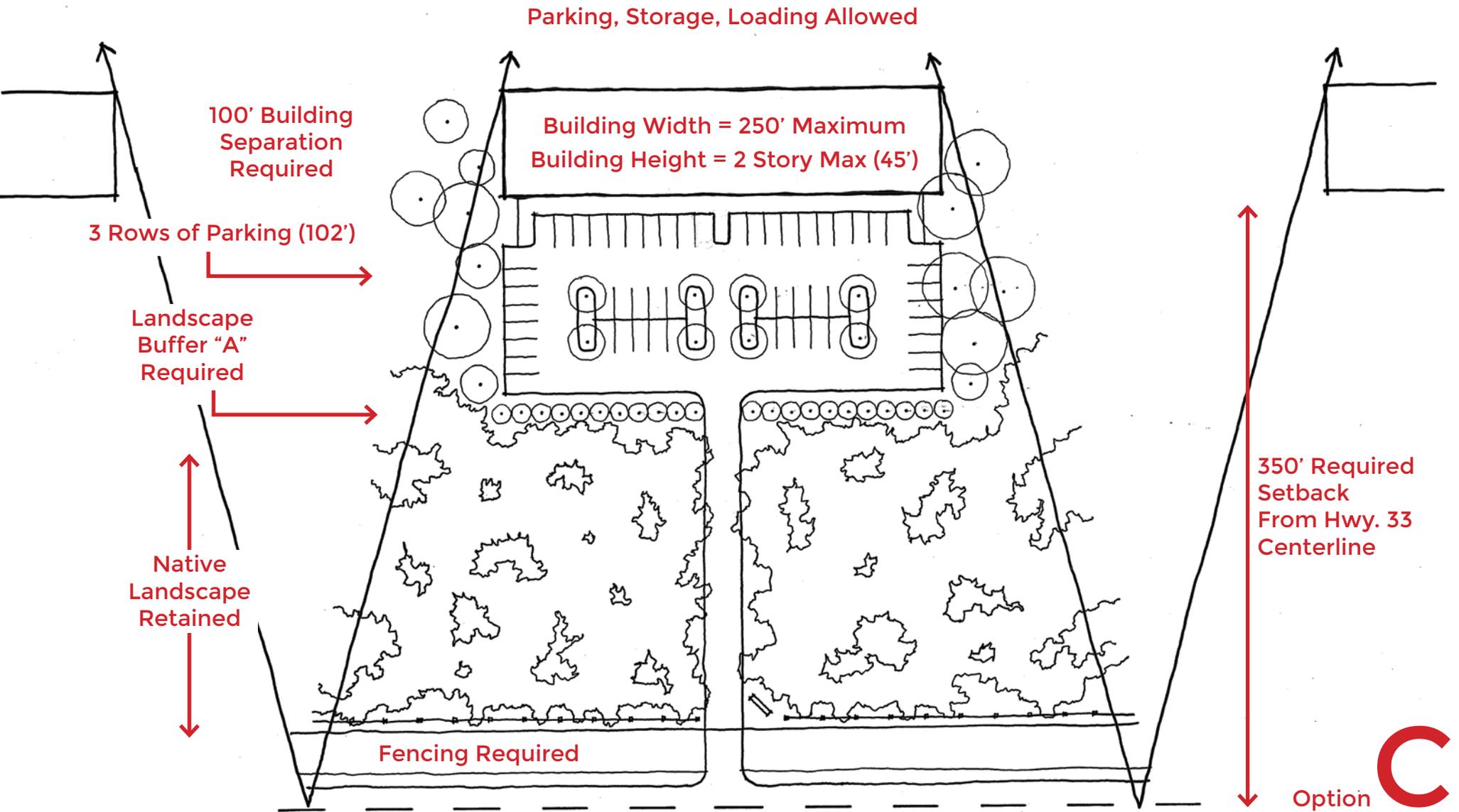




# Option C: 350' Setback

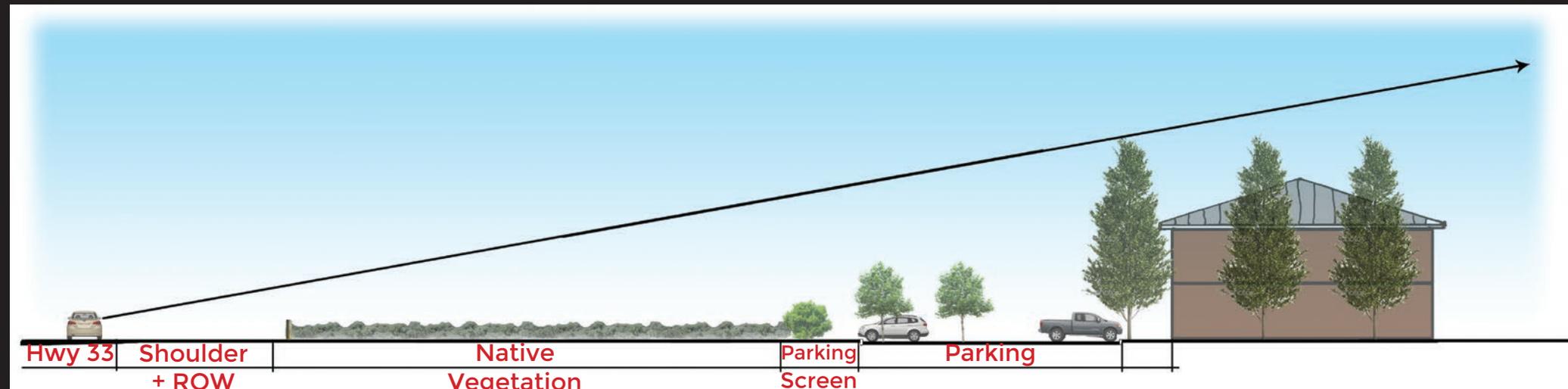
- Log Home Builder
  - Building is 130' wide
  - Set Back 336' from Hwy 33 Centerline



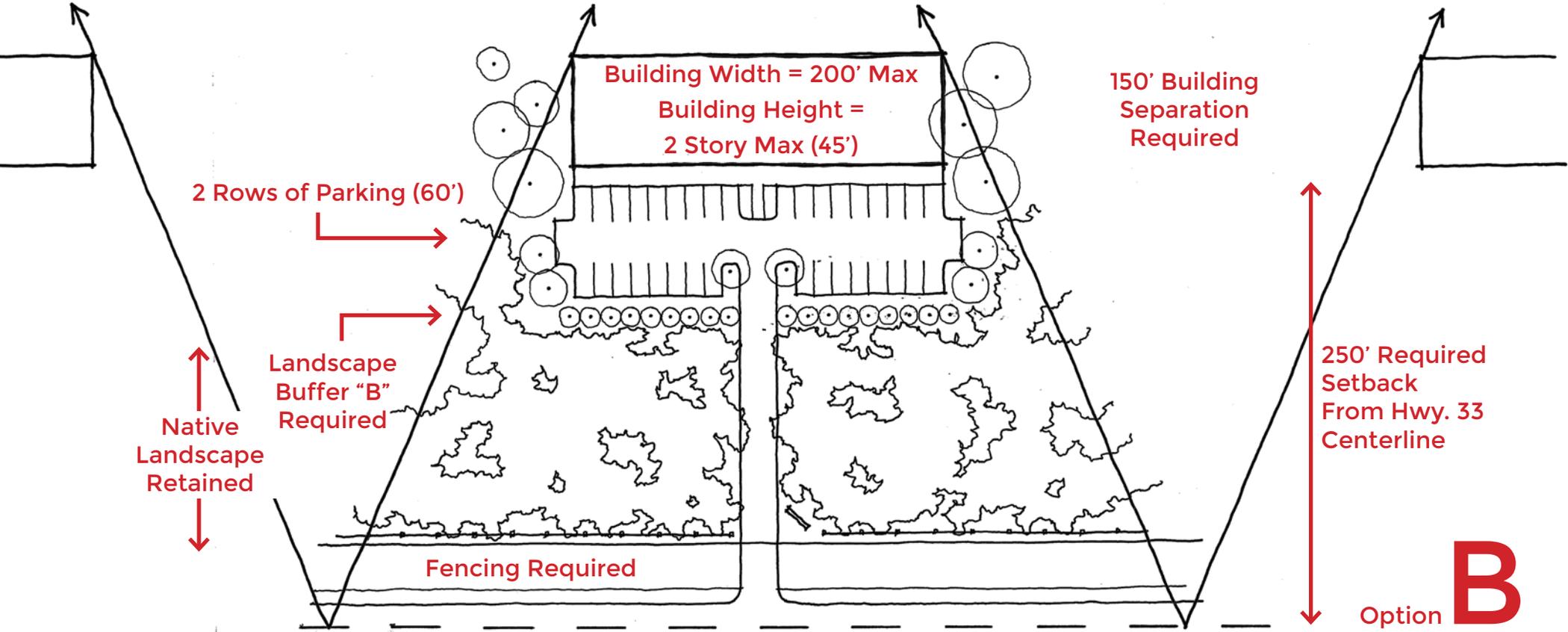


# Option B: 250' Setback

- Specialty Window & Door
  - Building is 100' wide
  - Set Back 280' from Hwy 33 Centerline



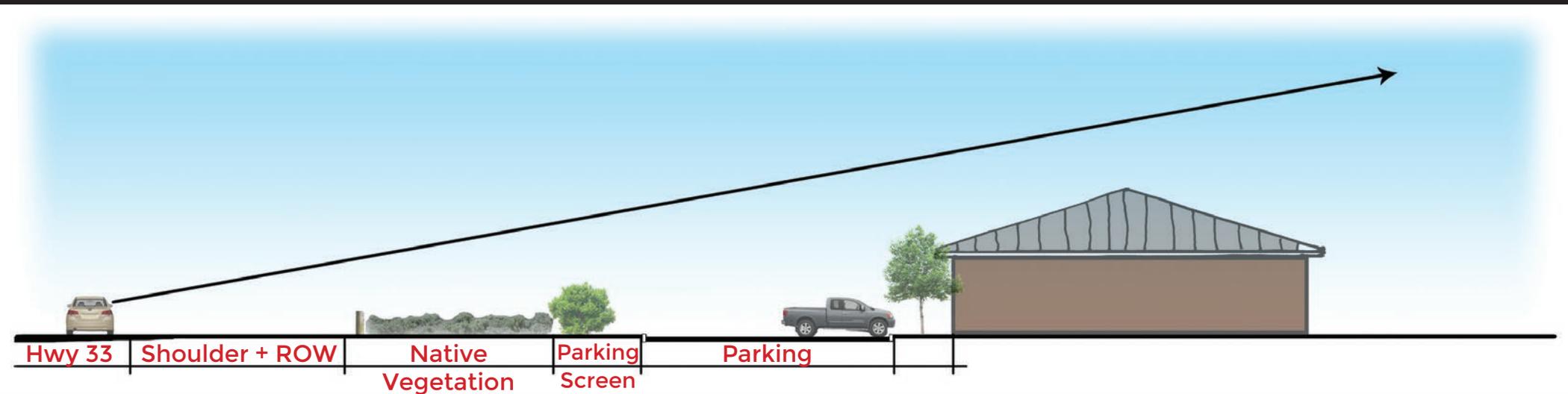
Parking, Storage, Loading Allowed



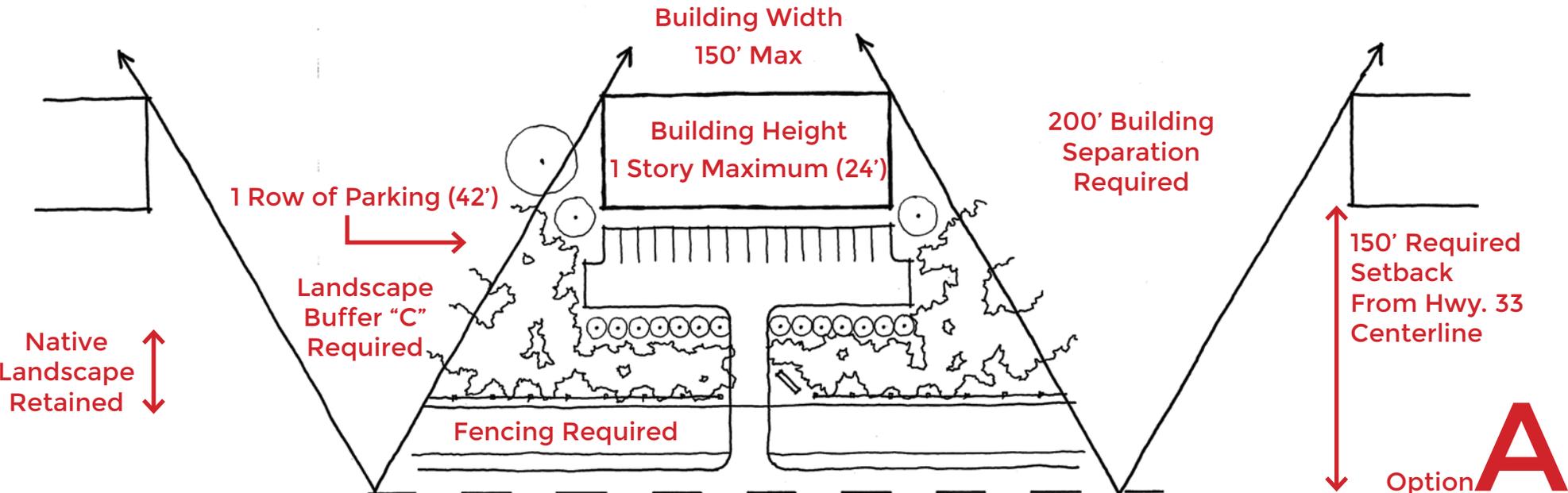
Option **B**

# Option A: 150' Setback

- M&D Landscaping  
- Set Back 180' from Hwy 33 Centerline



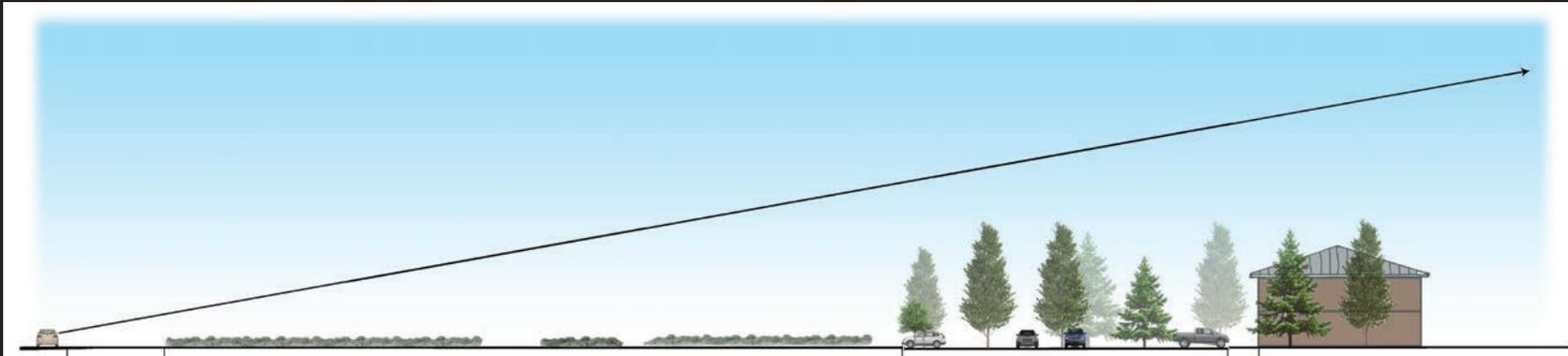
Parking, Storage, Loading Allowed



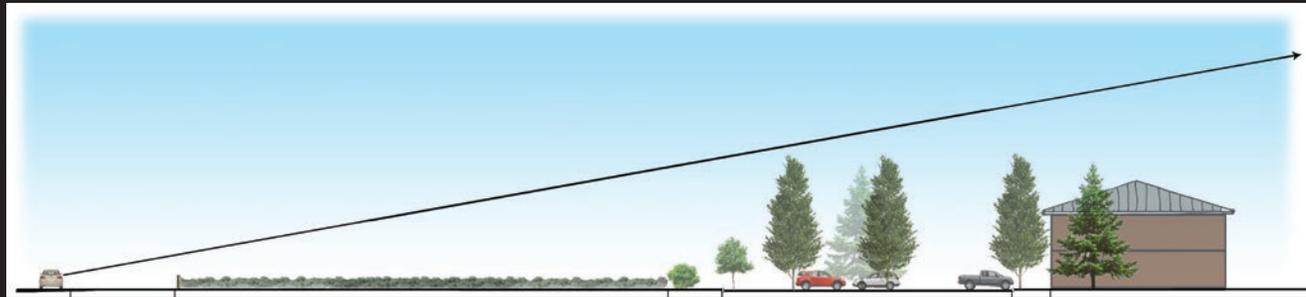
Option **A**

# “Layered” Setback Summary

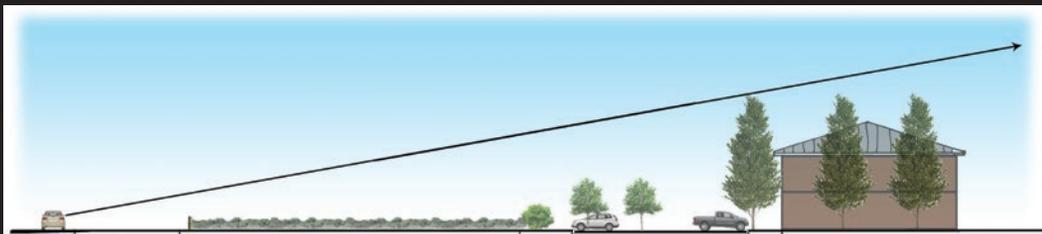
## Option



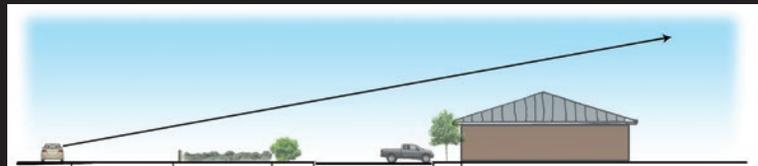
D



C



B



A

# Site Design Elements

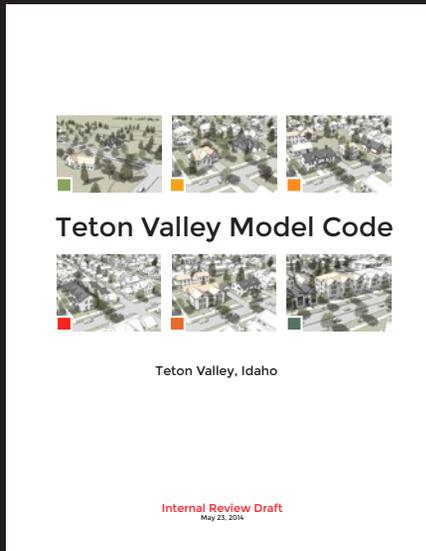
- Landscape Materials
  - Native, drought tolerant species
  - Create native shrub screens for parking
  - Deciduous understory and canopy trees
  - Evergreens in clusters, for screening away from road
- Fencing
  - Choose from a variety of traditional options
- Garage/Bay Doors
  - Limit facing the street in shorter setback areas
- Signs
  - Allow only externally lit signs (with downward-facing lighting fixtures)
  - No billboards or other off-premises signs

# System Connection Charges

- Also called impact fee or tap-on fee
- Consider a rate study that focuses on different size residential units
  - Assumes that a smaller residential unit uses less water and sewer capacity than a larger unit
- Potential quick fix -- consider allowing alternate rate study by applicant to show reduced impact (and allowing lower fees)

# Next Steps . . .

- Comments Welcome on Concepts in This Show at [tetonvalley.code-studio.com](http://tetonvalley.code-studio.com)
- Code Studio Returns in July With County Code Draft for Drictor Area
- Victor/Driggs Model Code Available for Comment



2.5. RS-7: Residential Single-Family & Two-Family

1. Lot Dimensions

Description  
RS-7 is primarily intended to accommodate single-family detached houses with a minimum lot size of 7,000 square feet. Additional building types are allowed that include backyard cottage, cottage court, duplex and attached house. RS-7 should be applied in areas where the land use pattern is predominantly single- or two-family or where such land use pattern is desired in the future. Uses that would substantially interfere with the residential nature of the district are not allowed.

Description	Area	Width
Detached house	7,000 SF min	65' min
Backyard cottage	7,000 SF min	65' min
Cottage court	1,200 SF min	20' min
Duplex, side by side	9,000 SF min	70' min
Duplex, back to back	7,000 SF min	65' min
Attached house	4,500 SF min	35' min

Coverage  
Lot coverage: 50% max

Building Types Allowed

- Detached house [see SEC 6.2.2](#)
- Backyard cottage [see SEC 6.2.3](#)
- Cottage court [see SEC 6.2.4](#)
- Duplex, side by side [see SEC 6.2.5](#)
- Duplex, back to back [see SEC 6.2.6](#)
- Attached house [see SEC 6.2.7](#)

3-10 Model Code | Teton Valley, Idaho DRAFT May 23, 2014

2. Building Placement

3. Height

Principal Building Setbacks	Height
Primary street: 15' min	Principal building: 3 stories / 35' max
Side street: 20' min	Accessory structure: 24' max
Side interior: 10' min	
Rear: 20' min	
Rear, abutting alley: 4' or 20' min	

Accessory Structure Setbacks
Primary street: 40' min
Side street: 20' min
Side interior: 5' min
Rear: 5' min
Rear, abutting alley: 4' or 20' min

Model Code | Teton Valley, Idaho 3-11