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**Board of County Commissioners
Teton County
150 Courthouse Drive
Driggs, ID 83422**

January 31, 2011

RE: Driggs Area of City Impact Boundary Renegotiation Hearing – February 17, 2011

Dear Chairwoman Rinaldi and Commissioners,

The City of Driggs has requested to renegotiate the Driggs Area of City Impact boundaries and both city and county planning commissions have made recommendations to adopt the amended area of city impact boundaries shown on the attached Driggs Area of Impact Zoning Map, following noticed public hearings on the proposed amendments. The city's notice for this hearing contained the following description of purpose:

The Purpose of the hearing is to consider AMENDMENTS TO THE DRIGGS AREA OF CITY IMPACT BOUNDARIES TO: INCLUDE THE EAST HALF OF SECTIONS 22 AND 27, TOWNSHIP 5N, RANGE 45E, BOISE MERIDIAN, TETON COUNTY, IDAHO, WHICH CONTAINS ALL RESIDENTIAL LOTS WITHIN THE APPROVED HUNTSMAN SPRINGS PUD MASTER PLAN, WITH EXISTING COUNTY A-20 ZONING AND PUD APPROVAL; AND TO REMOVE THE COUNTY LANDFILL PARCELS RP05N46E305401 AND RP05N46E305400 FROM THE DRIGGS AREA OF CITY IMPACT.

Once the BoCC and City Council agree on any boundary and zoning changes, each entity would draft and adopt ordinances to amend their respective codes (referencing the new map and legal reference). Any changes to the boundaries or zoning now being considered would require a new hearing.

The Driggs Planning Commission had earlier considered expansion of the area of city impact to include other areas – such as the full Teton Creek floodplain out to Stateline Rd, but decided that those expansions could be more fully considered through the city's next Comprehensive Plan update. City and County Planning Administrators have also discussed with each Planning and Zoning Commission the concept of a tiered impact area approach similar to the City of Victor's, where a smaller area within an 'urban growth boundary' would have city zoning and subdivision codes applied, and a larger impact area around that would have county codes applied. With direction from the two governing boards, county and city staff and planning commissions can continue in this direction and propose a second area of city impact amendment following adoption of city and county updated comprehensive plans.

Attached are:

- Proposed Driggs Area of Impact Zoning Map
- Proposed amended Driggs Area of Impact Legal Description
- Driggs Planning and Zoning Commission meeting minutes (12/8/10)
- Proposed Driggs Area of City Interest Map

In regards to the proposed Area of City *Interest*: this would not be adopted by ordinance, but established by a Memorandum of Understanding. The purpose of the Area of City Interest, an area that has potential impact on current or future city roads and sewer infrastructure, would be to trigger a standard 'request for agency comment' on any re-zoning, conditional use permit, variance or subdivision application submitted for property within that area.

Sincerely

A handwritten signature in black ink that reads "Doug Self". The signature is written in a cursive, flowing style.

Doug Self, AICP
Planning and Zoning Administrator