

## FRAMEWORK 1

### Big Ideas:

- Majority of the underlying zoning does not change
- Minimum parcel sizes required for subdividing to encourage clustering
- Fee-in-lieu for subdividing 2.5 acre lots to be used for community amenities
- Amenities focus on a recreation system

**Land use** framework attempts to change land development form without losing base entitlements. In each zone, base entitlements are only allowed if clustering is used or minimum development acreage is available (i.e. 60 acres, exact acreage not yet determined).

**Amenities** for this framework focus on a recreational system which could include a trail system along Teton River, a perimeter trail around the valley, and a valley-wide recreation program with different features and facilities in each community, parks along the Teton River and a Bird Watching Center outside of Driggs.

1. Foothills Zone (light green with brown hatch) – Base entitlements = 1 dwelling unit (DU)/2.5 acres; west side of the valley along the foothills of the Big Hole Mountains; clustering required to get base entitlements otherwise only allowed 1DU/20 acres.
2. Rural Zone (white with brown hatch) – Base entitlements = 1 DU/20 acres; minimum parcel size (60+/- acres) required to do a subdivision unless dwelling units are clustered.
3. Conservation Zone (light green/blue) – Land down-zoned to 1 DU/60 acres with conservation easements being acquired or donated on remainder of land. A program requiring sustainable principles may allow development at a higher density.

4. Rural Neighborhood Zone (yellow) –Base entitlements = 1 DU/2.5 acres; to get base entitlements, must pay a fee in lieu that could be used for community amenities such as trails, parks and other facilities.
5. Separator Zone (white with green hatch) –Use restrictions in this area to provide a visual separator between the communities of Driggs and Victor.

## FRAMEWORK 2

Big Ideas:

- Underlying zoning does not change
- Development standards increase as the environmental sensitivity of the area increases
- Amenities focus on agricultural heritage

**Land use** framework would allow current uses, but encourage various levels of sustainability based on the sensitivity of the landscape in which the use resides.

**Amenities** include an agricultural heritage farm area where tourists could “experience Teton Valley” and historic conservation areas or museums in the cities. This framework also includes a large scenic corridor (0.5 mile on each side of the highway) and a gateway to the valley outside of Victor.

An observatory could draw visitors for views of the dark night skies and a solar field could be used to power industry and/or act as a separator between Driggs and Victor.

1. Zone A (red) – Located around Driggs, Victor, Tetonia and Felt these are urban zones; Urban Sustainability Guidelines or Incentives apply.
2. Zone B (white) - These are neighborhood areas that have a different community character and sustainable land guidelines (SLG) such as conservation neighborhoods. These might have more rules to follow such as clearing of vegetation not allowed when constructing a home.
3. Zone C (light green) – This is an area with higher level of sensitivity for wildlife and would include strict development standards in order to protect the environment.
4. Zone D (blue) – This area includes the existing wetland system and the development standards would have a high emphasis on water quality.

5. Industrial (purple) – Industrial development area near the Driggs airport.

## **FRAMEWORK 3**

### Big Ideas:

- Growth focused in existing population centers
- Focused on limiting fragmentation
- Amenities focus on a rail-trail recreation structure

**Land use** decreases density outside of the population centers by changing zoning and focusing growth in the existing cities and population centers.

**Amenities** focus on the development of the “Rail Trail” on the existing railroad bed to create easy access to recreation areas from the cities. This pathway system provides connectivity to Stateline Road and access to National Forest land. Transit hubs would be scale-appropriate and provide service to population centers. . Complete streets are emphasized in Victor and Driggs and areas outside of Victor and Driggs are identified as Research/Education/Business Parks.

1. Quality Growth Neighborhoods (red) – This area includes existing populated areas such as Driggs, Victor and Tetonia and also “Drictor” and historic townsites such as Clawson and Felt. There is potential to upzone or transfer development rights to this area in order to encourage higher density development. Platted but undeveloped areas were excluded from Quality Growth Neighborhoods.
2. Rural Neighborhoods (yellow) – This area includes 1DU/2.5acre and 1DU/20 acre zoning to be changed to lower density zoning , i.e. 1 DU/60+/- acres.
3. Rural Conservation (green) – This area would include only very large lots. Could use this as a sending area to Transfer Development Rights to the Quality Growth Neighborhood area.