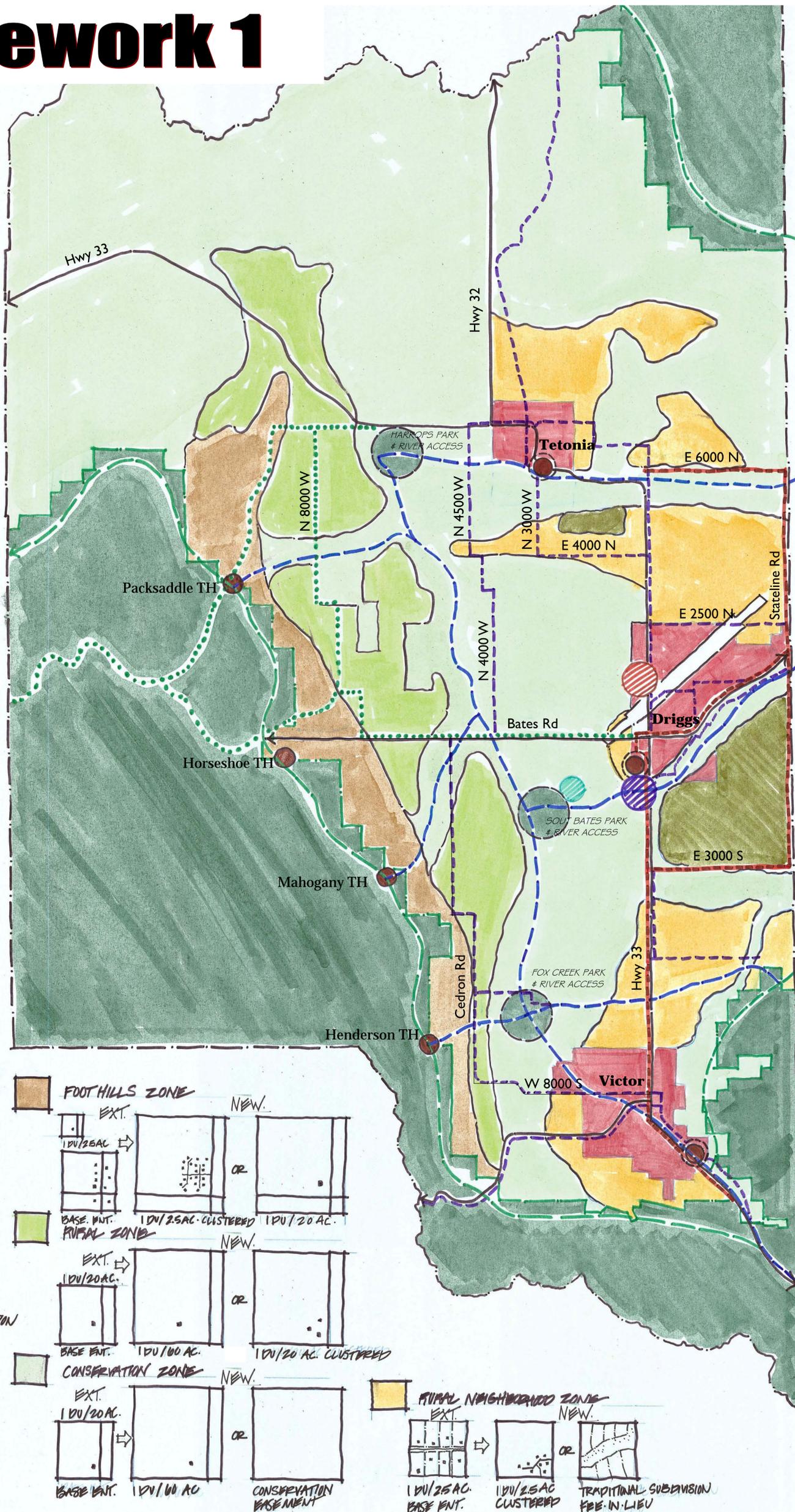


FRAMEWORKS 3rd VERSION

Framework Evaluation Workshop—12/6/11



Framework 1



Big Ideas:

- Four land use zones that utilize base entitlements to create quality growth incentives
- Majority of the underlying zoning does not change
- Base entitlements allowed only if development is clustered with minimum total acreage.
- Amenities focus on eco-tourism and an enhanced recreation system

Foothills Zone (brown) – In this zone on the west side of the valley along the foothills of the Big Hole Mountains, the existing base entitlements are 1 dwelling unit (DU)/2.5 acres. A clustering pattern is required to get the base entitlements, otherwise only 1 DU/20 acres would be allowed.

Rural Zone (light green) – In the rural zone, the existing base entitlements are 1 DU/20 acres. Under Framework I, the new minimum parcel size would be larger (60+/- acres). Dwelling units must be clustered to take advantage of the base entitlements.

Conservation Zone (blue-green) – For this most sensitive zone, land protection and the transfer of development to more appropriate areas would be the primary goals. Land would be down-zoned to 1 DU/60 acres, with conservation easements being acquired or donated on the remainder of land. Development rights may be transferred to other areas of the community to further reduce the impact of development in sensitive areas. A program requiring sustainable principles may allow development at a higher density, where appropriate.

Rural Neighborhood Zone (yellow) – The existing base entitlements for this zone 1 DU/2.5 acres. If a development is not clustered, must pay a fee that could be used for community amenities such as trails, parks and other facilities.

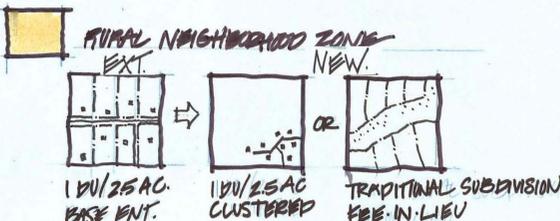
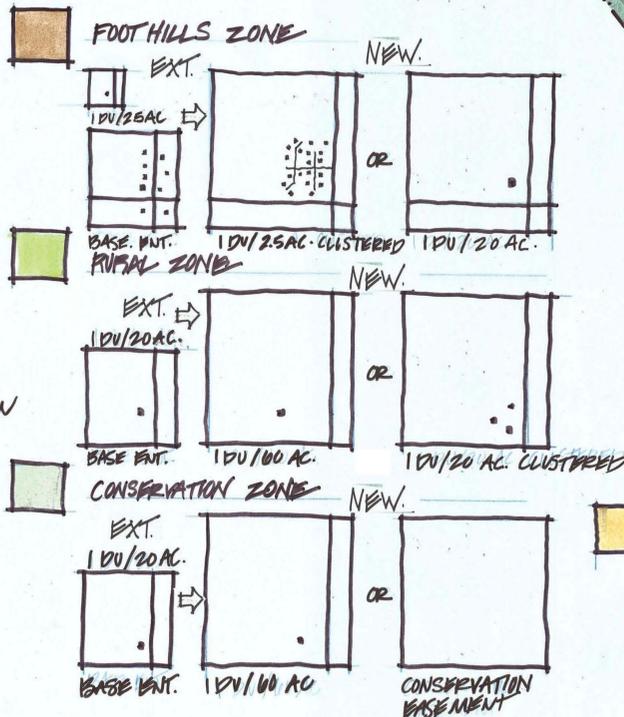
Separator Zone (olive green) – The purpose of this zone is to provide a visual separator between the communities of Driggs, Victor and Teton. Restrictions will limit the type of development between population centers.

Amenities for this framework focus on **eco-tourism opportunities and an enhanced recreational system**. This could include:

- Trail system along Teton River
- Perimeter trail around the valley that builds upon the existing trail system in the county
- Valley-wide recreation program would include different recreational opportunities and facilities in each community (i.e. pool in Driggs, climbing wall in Victor, rodeo in Teton)
- Parks along the Teton River
- Bird Watching Center outside of Driggs.
- Gateway parks that offer trailheads and access to the river
- A visitor center would be located near a recreation center in Driggs to cater to both residents and visitors.

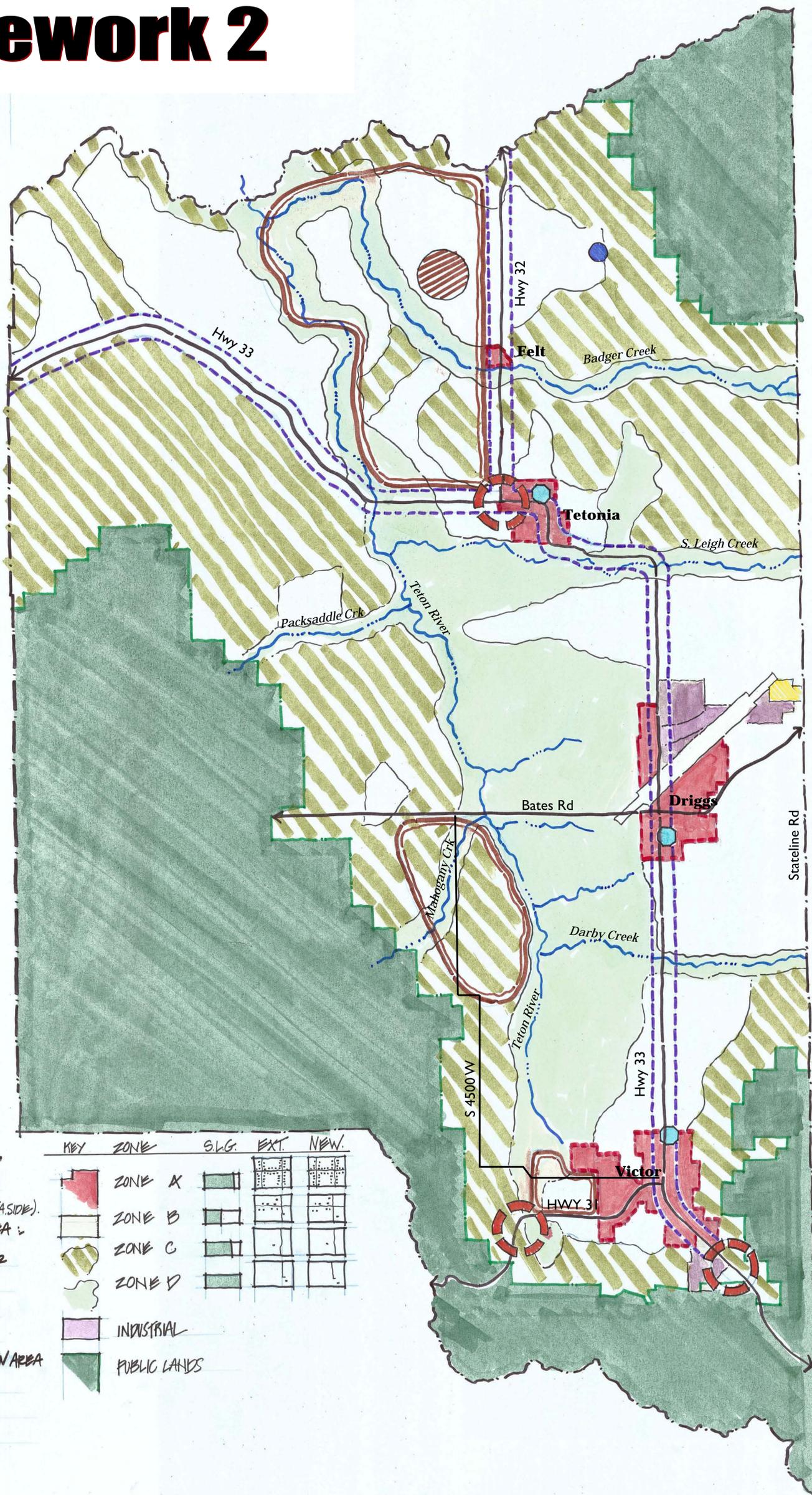
LEGEND

- EXISTING POP. CENTERS
- PUBLIC LANDS
- RIVER TRAIL
- PERIMETER TRAIL
- EXIST. 33 GRADUATED TRAILS
- EXISTING PATHS
- PENDING PATHS
- VISITOR INTERP. CENTER
- REC. CENTER
- OPT. REC. CENTER LOCATION
- PARK
- BIRD WATCHING
- TRAIL HEADS
- ROADS/HIGHWAYS
- COUNTY BOUNDARY
- SEPARATOR



0 0.5 1 MI. 2 MI.

Framework 2



Big Ideas:

- Four zones that are “overlays” with varying level of Sustainable Land Guidelines (SLG) for reducing the fiscal, environmental, and social impacts of development
- Underlying zoning does not change
- Development standards increase as the environmental sensitivity of the area increases
- Amenities focus on agricultural heritage and preservation
- Protection of scenic character and improved scenic gateways to communities

Zone A (red) – Located around Driggs, Victor, Teton and Felt these are urban zones; urban sustainability guidelines or incentives would apply.

Zone B (white) - This zone includes neighborhood areas that have a more rural community character and a greater need for land conservation. More stringent sustainable land guidelines would apply to these areas, such as restrictions on clearing of vegetation when constructing a home.

Zone C (light green) – This is an area with higher level of sensitivity for wildlife and other resources, and would include strict development standards in order to protect habitat, high quality soils, steep slopes and other sensitive environmental areas.

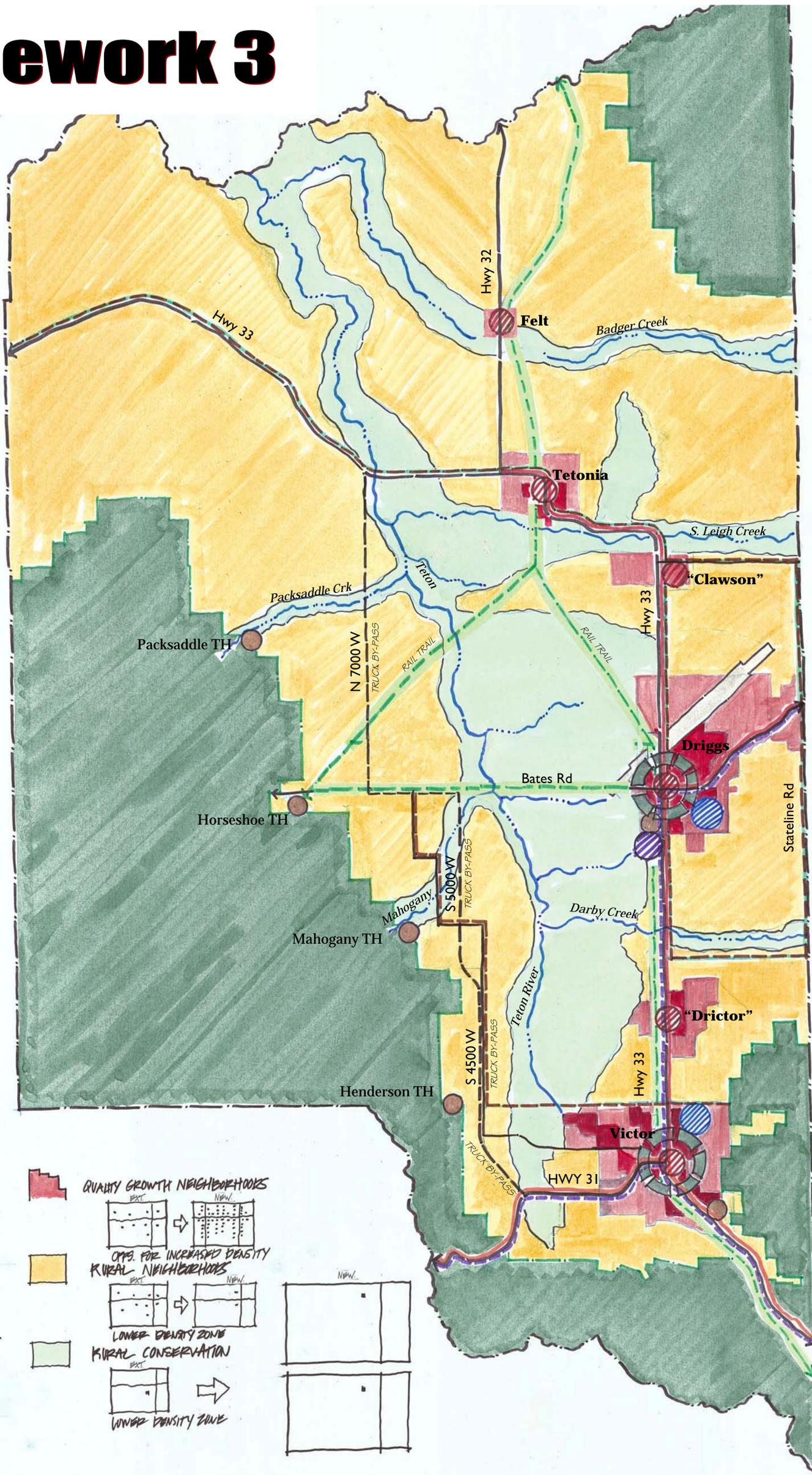
Zone D (blue-green) – This area includes the existing river and wetland system and has the highest level of sensitivity. Development standards would have a high emphasis on water quality protection.

Industrial (purple) – Industrial development may be most appropriate in the area near the Driggs airport.

This framework emphasizes **amenities** related to **agricultural heritage tourism and scenic preservation**. Amenities would include:

- Agricultural heritage farm areas where tourists could “experience Teton Valley”
- Historic conservation areas or museums in the towns
- Agricultural heritage attractions could be used to fund preservation of agricultural land and farming operations in the community
- Expanded scenic corridor (0.25 mile on each side of the highway)
- Enhanced scenic gateways to the valley outside of Victor and Teton
- An observatory could draw visitors for views of the dark night skies.
- A solar field or other solar power opportunities could be used to power industry and brand the community as a center for sustainability.

Framework 3



Big Ideas:

- Growth focused in existing towns & population centers
- Existing neighborhoods and areas of quality growth expanded
- Decrease density outside of existing towns and population centers by changing zoning
- Could utilize Transfer of Development Rights (TDR) type program
- Focused on limiting fragmentation
- Amenities focus on improved transportation connectivity and a rail-trail recreation structure

Quality Growth Neighborhoods

(red) – This area includes existing populated areas such as Driggs, Victor and Teton, as well as “Dricor” and historic townsites such as Clawson and Felt. There is potential to upzone or Transfer Development Rights to these population centers in order to encourage reduced development in rural areas. Platted but undeveloped areas were excluded from Quality Growth Neighborhoods.

Rural Neighborhoods (yellow) – In rural neighborhoods, existing zoning of 1DU/2.5acre and 1DU/20 acre would be changed to lower density zoning, e.g. 1DU/60+/- acres. Opportunities to transfer development rights to quality growth neighborhoods would be included.

Rural Conservation (blue-green) – In conservation areas, the minimum lot size would increase and development would only be permitted on very large lots. This zone could be used as a sending area to transfer development rights to the Quality Growth Neighborhood Area.

Amenities for this framework would focus on **improved connectivity for transportation and recreation**. This would include:

- “Rail Trail” system on the existing railroad bed to create easy access to recreation areas from the towns
- Transit hubs would be scale-appropriate and provide service in each population center
- Complete streets emphasized in Driggs and Victor
- Facilities that support research, higher education and business development would also be located in or near Victor and Driggs.

