

FRAMEWORK WORKSHOP

SC & CC Mtg #6, 10/26/2011



Group 4

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Presentation notes

- Don't fragment land
- Focus residential and commercial development and the recreation center in existing cities
- Identified "Drictor" as potential for convenience commercial but not retail or businesses that are better suited for the Cities
- TDR's – cities and other receiving areas (old town sites such as Felt, Clawson, Darby) identified
- Creek corridor for recreation and multi-modal corridor on east side of the County
- Importance of planning - prepare for future energy costs which will be higher

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- Concerns about traffic on road between Victor and Driggs if development happens there
- Light industry in industrial park – keep it clustered – make sense by airport
- Several industrial zones that are vacant – should focus on those
- No one supported idea of mixed use between Victor and Driggs
- Truck traffic – we need a truck route that doesn't use main areas. There are a small amount of trucks on the road and are here for deliveries
- Pedestrian malls - it is desirable but we don't have enough business to support yet
- Teton and beyond – agricultural use (road closure issues). It will continue to be a rural setting – no high density development – there are some high density developments out there already that are well done
- River corridor needs to be protected. Includes wetlands. No high density development. Need experts to look at wildlife patterns, etc to determine how far back from river to go
- Unique - diverse array of recreation opportunities. Typically located in drainages
- Teton Creek – just as important as protection of river – every one of the side channel of the river. County is already working on ordinances – problem with vehicles driving through South Leigh Creek
- What do you do about subdivisions that are already developed?
 - Transition it back to ag land
 - Designate transfer rights – conditions tbd – receiving areas of development rights should be Teton and Felt
- Transportation plan – hubs are easier to define with clustered development
- West side farmland – do we want development there? Cedron Road from Victor to Driggs. Not in wetland area. Does that need protection? Can we create incentives for development land owners in this zone to transfer land rights?

316 IDEAS :

DON'T FRAGMENT THE LAND.
Development Focuses in
DRIGGS & VICTOR - RURAL
OUTSIDE OF THESE.
NATURAL RESOURCE / RIVER
CORRIDOR - CAREFUL DEV.

FOCUSED NEIGHBORHOODS - "RECEIVERS"
- located @ HWY CORRIDOR, TRANSIT HUBS

APPLY NEW PLANNING TOOLS TO
MITIGATE IMPACTS.

PREPARE FOR THE FUTURE (ENERGY COSTS, E.G.)
TRANSIT, LOCAL ECONOMY, ALTERNATIVE ENERGIES

Costs of Roads
Fragmentation
Commercial / Industrial,
AIRPORT
Transportation.
Thick Rt.
Stateline RD.

