



MEMO

To: Jason Boal, Teton County P&Z Administrator
From: Ashley Koehler, City of Driggs P&Z Administrator
Date: April 23, 2015
RE: Howard/Payne Lot 33 Lot Split in Targhee Ranch Division 1

Jason,

Thank you for the opportunity to review your Staff Report and public comments for the proposed Lot Split in the Driggs Area of Impact.

I have reviewed the proposal in accordance with the Area of Impact Agreement and found that the proposal shall comply with the Driggs Comprehensive Plan and Teton County Subdivision regulations with the exception that the Driggs subdivision design standards, improvement requirements and PUD regulations shall also be evaluated.

The only applicable subdivision design standard requires that the lots comply with the minimum zoning requirements, which your Staff Report identifies as compliant with the ADR-1 zone. I did not find any applicable improvement requirements from the Driggs subdivision ordinance that would apply to this Lot split.

The Driggs Comprehensive Plan identifies this area as Estate Residential (1 or fewer units per acre) on the Future Land Use Map in Chapter 14. The Estate Residential designation is defined as an area that *“contains properties that are already developed under individual wells and septic systems, as well as properties in sensitive areas such as floodplains and wetlands and along the outer edges of the planning area where city water and sewer facilities may not reach within the 15 year outlook of this plan.”* The subdivision falls under category B of Estate Residential that is further described as *“This area includes the subdivisions of Targhee Ranch, Ski Hill Ranch and Sweetwater, and unplatted land along Hastings Lane / 250N, now in agricultural use. Development in the most northern portion is envisioned to utilize individual wells, as extension of water service north of Targhee Ranch Subdivision is not expected.”*

Further in Ch. 14 there is a Land Use goal that calls for an *“efficient pattern of development with density greater at the city’s core and decreasing toward the edges of the city, with nodes of higher density... near established intensive uses.”* An action related to this goal is to *“encourage varying lot sizes within subdivisions, thereby creating a mix of housing types and supporting a more diverse community.”* There is little discussion about land use development patterns in this specific area beyond the mention that it is for 1 or fewer units per acre so I cannot find that the Comprehensive Plan objects to a Lot Split at this location.