



AGENDA
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
January 12, 2016
STARTING AT 5:00 PM

LOCATION: 150 Courthouse Dr., Driggs, ID
Commissioners' Chamber – First Floor (lower level, SW Entrance)

1. Approve minutes
 - December 8, 2015
2. Chairman Business
3. Administrator Business

5:00 PM – PUBLIC HEARING: Conditional Use Permit Application for the Cowboy Church. David Kite has applied for a Conditional Use Permit for a “Church or Place of Worship” on a property owned by Valley Group Holdings, LLC. This project is located north of Driggs, at 4369 N. Hwy 33. The applicant is not proposing any new structures or changes to the existing building, so a scenic corridor design review is not required. This parcel is zoned A-2.5.

Legal Description: RP05N45E028100; TAX #5625 SEC 2 T5N R45E

5:30 PM – PUBLIC HEARING: Concept Approval for Walipini Subdivision. Grace Hartman is proposing a 3 lot subdivision on an 8-acre parcel owned by the James Chin Revocable Trust. Two lots will be 2.5 acres, and the third lot will be 3 acres. This project is located south of Victor, at 10645 Old Jackson Highway. This parcel is zoned A-2.5.

Legal Description: RP03N46E198100; TAX #6313 SEC 19 T3N R46E

6:00 PM - WORK SESSION: Draft Code: Discussion of Article 13: Property Development Plan.

No public comment will be taken regarding the Draft Land Use Code.

ADJOURN

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- **Written comments received by 5:00 pm, January 1, 2016 will be incorporated into the packet of materials provided to the Planning & Zoning Commission prior to the hearing.**
 - Information on the above application(s) is available for public viewing in the Teton County Planning and Zoning Office at the Courthouse between the hours of 9am and 5pm Monday through Friday.
 - The application(s) and related documents are posted, at www.tetoncountyidaho.gov. To view these items, select the Planning & Zoning Commission department page, then select the Public Hearing of January 12, 2016 item in the Additional Information Side Bar.
 - Comments may be emailed to pz@co.teton.id.us. Written comments may be mailed or dropped off at: Teton County Planning & Building Department, 150 Courthouse Drive, Room 107, Driggs, Idaho 83422. Faxed comments may be sent to (208) 354-8410.
 - Public comments at this hearing are welcome.

Any person needing special accommodations to participate in the above noticed meeting should contact the Board of County Commissioners' office 2 business days prior to the meeting at 208-354-8775.

DRAFT TETON COUNTY PLANNING AND ZONING COMMISSION
Meeting Minutes from December 8, 2015
County Commissioners' Meeting Room, Driggs, ID

COMMISSIONERS PRESENT: Mr. Dave Hensel, Mr. Cleve Booker, Mr. Bruce Arnold, Ms. Marlene Robson, Mr. Jack Haddox, Mr. Pete Moyer, and Mr. David Breckenridge.

COUNTY STAFF PRESENT: Mr. Jason Boal, Planning Administrator, Ms. Kristin Rader, Planner.

The meeting was called to order at 5:04 PM.

Approval of Minutes:

Motion: Mr. Arnold moved to approve the minutes from November 10, 2015. Mr. Moyer seconded the motion.

Vote: The motion was unanimously approved.

Chairman Business

Mr. Hensel reminded the commissioner there would not be a second meeting in December.

Administrative Business

Mr. Boal asked if there were any comments on the Meeting Notes for the November 17th meeting. Mr. Robson mentioned that Commissioner Leake and Commissioner Riegel were at the meeting but were not listed as present at the top of the page. Staff will add that they were present to the meeting notes.

Ms. Rader asked if Mr. Haddox had ranked the Action Items that were discussed at the November 17th meeting, and he had not.

SCENIC CORRIDOR DESIGN REVIEW: Zahe Elabed (On Time Financial LLC): Building a single-family home and guest cabin in Fox Creek Village, located at 395 W. 4500 S. The building site is completely within the Scenic Corridor Overlay.

Ms. Rader commented the application is on the corner of Fox Creek Village at Hwy 33 and 4500 S. The lot is a reserve lot that has not been given a use designation, so the staff determined that the lot should be treated as a regular residential lot under the current zoning of A-2.5. The majority of the property is within the scenic corridor, with the eastern 75 feet out. There is currently nothing on the property that would screen it from view from Highway 33. The applicant has agreed to provide some screening. Fox Creek Village does have a landscape easement along the Highway on this property, but it does not appear that landscaping has been planted there.

Construction of the new home has not begun, but the applicant has temporarily placed the pre-built guest cabin on the property. The proposed main home will be one story above grade with a walk-out basement accessible from the rear side of home. The home will be 60 feet by 36 feet, with the garage side of the home being 46 feet. It will be 28 feet in height. There will be a deck on the rear side of the home, which will extend 12 feet from the home and be 15 feet wide. The home will have dark cedar siding, natural stonework, and a dark brown, shingled roof. The guest home is currently green, but the outside will be redesigned to match the main home. The guest home is one story with a porch on the front (extends 7.5 feet). It is 18 feet by 29 feet.

Applicant Presentation:

Mr. Arnold Woolstenhulme with AW Engineering, representing the applicant, commented he was hired to do a topo and site plan for placing a house in an appropriate site. The house fits within the Scenic Corridor and there will be a residential house with a basement and a small log guest cabin as well. It has been designed to fit in with neighboring houses.

Mr. Haddox commented he is a neighbor and is also on the board of the Cherry Grove Canal Co. and wanted that to be known in the public record.

Public Comment:

There was no public comment.

Commission Deliberation:

Mr. Hensel commented he did not have a problem with the application and encouraged the owner to be generous with planting landscaping.

Mr. Arnold agreed that the application was well thought out and he did not have a problem with the structures.

Mr. Breckenridge asked if screening was required for outdoor storage. Mr. Boal commented outdoor storage is required to be screened and the applicant has shown landscaping to screen the building.

Motion: Mr. Arnold moved that having found that the proposed development for Zahe Elabed is consistent with the Teton County development ordinances, specifically Title 8-5-2-D, and Idaho State Statute, I move to approve the scenic corridor permit with the following conditions of approval:

1. Must comply with all federal, state, and local regulations.
2. All structures require a Teton County Building Permit and must comply with the Teton County Building Code.
3. Building materials shall not be highly reflective materials.
4. All utilities shall be placed underground.

5. Any satellite dishes shall be located to minimize visibility from Highway 33 and shall use earth tone colors and/or screening to minimize their visual impact.
6. The landscaping and revegetation shall be done prior to the final Certificate of Occupancy
7. The Fox Creek Canal Company may have a pipeline that crosses this property. The applicant shall identify the location of this pipe and meet required setbacks.

Mr. Breckenridge seconded the motion.

Vote: After a roll call vote the motion was unanimously approved.

Motion: Mr. Breckenridge moved to adjourn the Public Meeting portion of the meeting and continue with the Work Session. Ms. Robson seconded the motion.

Vote: The motion was unanimously approved.

The Public Meeting portion of the meeting was adjourned at 5:25 PM.

WORK SESSION: Draft Code: Discussion of the Draft Zoning Map

Summary of the 12/7 BoCC work meeting & the Plan Forward

Mr. Boal reviewed the work meeting he had with the Board of County Commissioners on December 7th. The BoCC has asked staff to start gathering PZC's perspective of the "strategies" that have been utilized through the writing and revision process, as well as start explaining how certain goals/policies of the Comprehensive Plan are being met in the new code. To start the process, staff asked PZC members to complete the "Guiding Principle" exercise by the first meeting in January. Staff suggested looking at the action items and goals/policies of the Comprehensive Plan, explaining them in their own words, and explaining how they perceive they have been inserted in to the code or in the process. This exercise will be anonymous. Mr. Hensel will write a letter to the BoCC on behalf of the PZC to express concerns they currently have.

Staff and PZC reviewed and agreed on the plan and timeline for moving forward with the draft code on the work meeting primer. It was also decided that the PZC chair will call for a roll call vote, using a majority rules approach, if there are topics/changes to the code that are talked about and complete consensus cannot be reached.

Review of the Draft Zoning Map, Renaming of the AW Zone, Review of Densities

PZC reviewed the draft zoning map boundaries. It was agreed that the Agricultural Wetlands zone would be renamed to Lowland Agriculture. The importance of the zoning boundaries was discussed, and the idea of utilizing the same density in the three rural zones (Rural Agriculture, Lowland Agriculture, and Foothills) and expounding on the approval criteria for each zone was discussed. The majority of the PZC supported this approach, acknowledging that Commissioner Johnston has expressed concern about it in the past. It was agreed that the current boundaries on the draft map are sufficient, and if property owners wish to change the zoning of their property (in the three rural zones discussed, not Agricultural Rural Neighborhood), those changes are easy to

accommodate during the public outreach portion of the adoption process if the same density for each of the three zones is used.

The discussion of using the same density for the three zones started a discussion on density options and required studies. The purpose of the “studies” in Article 13 were discussed. The studies are being required to ensure that as the intensity of a development increases (i.e. increased density, type of development, or location of development), there is additional review and justification for the location of the development and that resources of great concern are being addressed at a higher level of scrutiny due to the greater potential for impact. It is not to place additional requirements on an application in hopes of discouraging development.

Staff is going to review different density scenarios for Article 3, utilizing the same density in the three zones (Lowland Ag., Foothills, and Rural Ag.). PZC suggested starting with densities of a minimum of 1/40 and a maximum of 1/10. Staff did express concerns with 1/10 but agreed to include it in the scenarios and analysis that will be done.

The one-acre minimum lot size was discussed. The majority of the PZC supported this approach, acknowledging that Commissioner Johnston has expressed concern about it in the past

Motion: Mr. Booker moved to adjourn the meeting. Ms. Robson seconded.

Vote: The motion was unanimously approved.

The meeting adjourned at 8:12 PM.

Respectfully Submitted,
Sharon Fox, Scribe

Dave Hensel, Chair

Sharon Fox, Scribe

Attachment:

1. PZC 12/8/2015 Meeting Packet



AGENDA
PLANNING AND ZONING COMMISSION
PUBLIC MEETING
December 8, 2015
STARTING AT 5:00 PM

DRAFT TETON COUNTY PLANNING AND ZONING COMMISSION
Meeting Minutes from November 10, 2015
County Commissioners' Meeting Room, Driggs, ID

LOCATION: 150 Courthouse Dr., Driggs, ID 83422
Commissioners' Chamber - First Floor (lower level, SW Entrance)

- 1. Approval of Minutes
- November 10, 2015
2. Chairman Business
3. Administrator Business

5:00 PM - SCENIC CORRIDOR DESIGN REVIEW: Zabe Elabed (On Time Financial LLC): Building a single-family home in Fox Creek Village, located at 395 W 4500 S. The building site is completely within the Scenic Corridor Overlay.

Legal Description: RP002000000R0; RESERVED AREA FOX CREEK VILLAGE PUD SEC 25 T4N R4SE

5:20 PM - WORK SESSION: Draft Code: Discussion of the Draft Zoning Map.

Public comment will not be taken regarding the Draft Development Code.

ADJOURN

- Information on the above application(s) is available for public viewing in the Teton County Planning and Building Office at the Courthouse between the hours of 9am and 5pm Monday through Friday.
The application(s) and related documents are posted, at www.tetoncountyidaho.gov. To view these items, select the Planning & Zoning Commission Public Meeting of December 8, 2015. Then select the agenda item in the Additional Information Side Bar.

Any person needing special accommodations to participate in the above-noticed meeting should contact the Board of County Commissioners' office two (2) business days prior to the meeting at 208-354-8775.

COMMISSIONERS PRESENT: Mr. Dave Hensel, Mr. Cleve Booker, Mr. Bruce Arnold, Mr. Pete Moyer, Ms. Marlene Robson, Mr. Chris Larson, Ms. Sarah Johnston, Mr. David Breckenridge, and Mr. Jack Haddox.

COUNTY STAFF PRESENT: Mr. Jason Boal, Planning Administrator, Ms. Kristin Rader, Planner.

The meeting was called to order at 5:04 PM.

Approval of Minutes:

Motion: Mr. Arnold moved to approve the minutes from August 11, 2015. Mr. Moyer seconded the motion.

Vote: All in favor. Ms. Johnston abstained from voting.

Ms. Johnston did not feel comfortable voting on the August 11, 2015 meeting minutes because she felt there was more information that could have been added about the Work Session portion of the meeting.

Motion: Mr. Arnold moved to approve the minutes from October 20, 2015, as amended to add "The Planning and Zoning Commission was expecting to receive the University of Idaho's comparison of the Teton County draft code and the Comprehensive Plan to review at this meeting." at the bottom of the first page, under the Review of the University of Idaho's Draft Findings. Ms. Johnston seconded the motion.

Vote: The motion passed unanimously.

Chairman Business:

Mr. Hensel asked the Commission how they felt about the Board of County Commissioners' decision to no longer have audio recordings of meetings. The Commission felt that it was important for meetings to be recorded, and they would like the PZC meetings to continue to have an audio recording in addition to meeting minutes. It was decided that staff would inform the Board of County Commissioners of this desire.

Mr. Hensel brought up the idea of having a written summary of meetings provided by staff. Some Commissioners were concerned with the amount of time it would take staff to write a summary about meetings. Mr. Boal said staff could provide a "wrap-up" summary at the end of meeting discussions, and staff could also provide a written summary at the beginning of each meeting describing what was discussed at the previous meeting.

Administrative Business:

Mr. Boal informed the Commission that the annual thank you get together has been scheduled for January 5, 2016. He also informed the Commission that the University of Idaho review of the draft code was expected by the end of the week.

WORK SESSION: Draft Code: Discussion of the Draft Zoning Map

Preservation Zone

Mr. Boal explained that the Preservation zone only included state and federal lands. Private property owners could request that zoning in the future.

Residential Zones

Mr. Boal showed the PZC the proposed residential zoning boundaries. He then showed the PZC the supplemental maps that were used to help draw the zoning boundaries, including the Comprehensive Plan Framework map (used as a starting point), steep slopes, agricultural lands, wetlands, parcel density, and parcel building suitability.

Ms. Johnston would like to see a map of wildlife data to see how it might affect the proposed zoning boundaries. Mr. Boal said staff is working on getting that data, so it can be used in the future. Mr. Arnold brought up two large parcels of land that are currently located in the Foothills zone near Packsaddle Road; they are currently being farmed and similar in nature to the neighboring Rural Agriculture zone. The PZC agreed these parcels could be changed to Rural Agriculture.

The PZC discussed the name of the Agricultural Wetlands zone. The name is confusing because it implies the land within that zoning district contains a wetland. Ms. Johnston and Mr. Larson suggested renaming the zone to something like "Lowland Agriculture". The PZC agreed the zone should be renamed, and staff will work on creating name options for the zone.

The PZC agreed they were comfortable with the methodology used to create the proposed zoning map. Mr. Boal will email the PZC the suitability maps that were left out in his previous email. The PZC agreed to continue looking at the maps and inform staff if they have any concerns. Mr. Booker mentioned that the scales on the maps were not accurate. Staff will check the scales to ensure they are accurate.

Commercial Zones

The PZC discussed commercial zones. The Comprehensive Plan says commercial zoning should be limited to the cities. Mr. Boal explained that the residential zones do allow some commercial uses. The majority of the PZC agreed that commercial zoning should not be located in the county, outside of the cities and their Area of Impacts. Mr. Booker recommended that staff contact the property owners that currently have commercial zoning to explain this change.

Industrial Zones

There are two industrial zones: Heavy Industrial and Light Industrial. Mr. Haddox mentioned that the Draft Code uses "Light Manufacturing" in Article 10 instead of "Light Industrial". The majority of the PZC agreed that gravel pits, the County Transfer Station, and Walters' Ready Mix should be Heavy Industrial. They also agreed that Rocky Road Industrial Park, Driggs Centre, Kaufman Timber, Teton Valley Log Homes, and the former Bergmeyer Manufacturing property should be Light Industrial.

MOTION: Mr. Booker moved to adjourn the meeting. Ms. Robson seconded the motion.

VOTE: The motion was unanimously approved.

The Work Session adjourned at 8:01 PM.

Respectfully Submitted,
Kristin Rader, Scribe

Dave Hensel, Chair

Kristin Rader, Scribe

TETON COUNTY PLANNING AND ZONING COMMISSION
 Meeting Notes, Summary from November 17, 2015
 County Commissioners' Meeting Room, Driggs, ID

COMMISSIONERS PRESENT: Mr. Dave Hensel, Mr. Cleve Booker, Mr. Pete Moyer, Ms. Marlene Robson, Mr. Chris Larson, Ms. Sarah Johnston, Mr. David Breckenridge, and Mr. Jack Haddox

COUNTY STAFF PRESENT: Ms. Kristin Rader, Planner

General Action Items:

- PZC decided they will not have a second meeting in December. The only meeting will be Tuesday, December 8.
- Staff will print copies of the most recent version (DropBox version) of the draft code for all PZC members.

University of Idaho Review:

- PZC discussed the University of Idaho Review of the Draft Code with the Comprehensive Plan. This was a draft document, but the general consensus was that the PZC was not happy with the review. PZC would like the document to be more professional, including an executive summary, realistic recommendations, and comparisons to rural or resort town communities.
- An additional third party review of the Draft Code was discussed. It was decided that PZC wants to finish the Draft Code to present it to the BoCC and the public. The majority of the PZC does not feel a third party review is necessary, and they do not want to spend more time on another review. The BoCC may decide that they want another third party review.
- It was decided that the PZC will continue reviewing the Draft Code, with a public review draft ready by the end of March 2016 to provide to the BoCC. At this time, it will be decided whether or not a third party review will be done or if PZC will take the Draft Code to the public for review.

Action Item Rankings:

- PZC discussed the list of action items that were ranked in January 2014. PZC commented on each item in terms of the draft code (see attached copy).
- Staff will add Sarah's rankings to the list (included in attached copy). Jack will also rank the items, which will be incorporated into the list.

Comp Plan Action Item Ranking by Teton County P&Z													
											JH	average	total
2	Zone changes to reflect the Framework Plan and encourage development of town neighborhoods adjacent to and within existing cities and reduce density in sensitive rural areas.	3	4	5	5	5	1	4	4	5	5	4.10	36
This has been covered in the draft code.													
41	Vacate non-viable subdivisions; amend County Code to strengthen penalties for weed violations.	2	4	3	4	4	3	4	5	4	4	4.00	36
Not necessarily applicable with a zoning code, but there are options for vacating and helming with weeds (vacation process, TDRs, sensitive management plan)													
40	Consider amending the Subdivision Ordinance to allow Family Lot Splits and/or a Short Plat process.	5	4	4	4	2	5	2	5	4	3	3.80	35
This has been covered in the draft code.													
5	Eliminate density bonuses that are inconsistent with surrounding zoning.	3	5	2	5	2	5	1	4	3	1	3.79	34,875
This has been covered in the draft code.													
20	Revise ordinances to further protect water quality and quantity, require screening where appropriate, protect key habitat areas and viewsheds, and reflect the land use framework along all natural waterways.	3	4	4	5	3	2	5	3	5	5	3.99	34,875
This has been addressed in the draft code, but it could be worked on more.													
4	Encourage creative and new approaches to land development.	5	3	4	4	2	4	3	5	4	3	3.70	34
This has been covered in the draft code.													
38	Create/amend ordinances and programs to promote Large Lot Subdivisions.	4	4	4	5	4	2	3	3	5	5	3.90	34
Are we interested in large lots or lower density with fewer lots? Large lots are not covered, but lower density/fewer lots is covered.													
15	Define appropriate uses in Zones so that there is decreased reliance on the Conditional Use Permitting process and more predictability in land-use decisions.	5	2	3	3	3	3	4	5	5	5	3.80	33
This has been covered in the draft code - Article 10 needs to be updated.													
28	Ensure developments have adequate supply of drinking water and ability for adequate wastewater treatment prior to approval.	3	4	3	5	1	2	5	5	5	4	3.70	33
This has been covered in the draft code - Sarah does not think this has been covered if 1 acre minimum lot sizes should be different, or if 1 acre lot sizes are allowed they should not be allowed to neighbor one another.													
12	Promote the formation of industry clusters in appropriate areas.	5	4	4	2	1	2	1	3	4	4	3.70	32
This has been covered in the draft code.													
17	Write and enforce a new sign ordinance	5	1	4	4	4	2	5	4	3	4	3.60	32
This has been covered in the draft code (Article 11), but PZC has not reviewed this section yet.													
21	Revise ordinances to specify low development density in sensitive wildlife habitat, riparian areas and wetlands.	3	3	3	5	5	2	3	4	4	5	3.70	32
The code is trying to do this. Need to use if this will work or if the code needs to be updated.													
22	Amend subdivision and zoning ordinances to use clustering and conservation easement purchase or lease.	5	2	5	4	3	2	3	5	3	4	3.60	32
This has been covered in the draft code in terms of conservation - Preservation (PRS) zone and easement options. Need to talk about clustering - what exactly do we mean by clustering?													
42	Add provisions to County Code to regulate site disturbance as a means to prevent initial outbreaks of weed infestations.	2	3	4	3	1	4	5	3	5	5	3.30	36.3
This has been covered in the draft code- can also be addressed by a weed plan													

11	Strengthen zoning ordinances to support live-work and home-based business	4	4	5	3	1	5	4	1	4	3	3.40	31
This has been covered in the draft code.													
18	Identify viewshed corridors and develop techniques to protect them	4	4	4	4	4	1	4	3	3	5	3.60	31
This has been discussed, but a viewshed hasn't been identified yet. There is a scenic corridor section in the code, as well as the skyline section.													
30	Explore open space funding options and voluntary incentives that would be oriented to the protection of open space and large farms.	3	4	4	3	4	2	3	5	3	2	3.30	31
Not really a code issue. TDRs, PRS zone, and open space requirements could help with this.													
1	Preserve and enhance recreational opportunities.	5	4	4	3	1	2	5	3	3	4	3.44	30,375
Not really a code issue. Recreational uses are permitted in the code.													
27	Incentivize vacation of non-viable subdivisions in or near migration corridors or sensitive habitats.	5	3	3	3	3	3	2	5	5	1	3.50	30
Sensitive areas need to be identified. Options are available for vacating subdivisions.													
25	Amend subdivision and zoning ordinances to use clustering and conservation easements that are purchased or leased.	4	3	4	4	4	1	2	5	3	4	3.40	30
This has been covered in the draft code in terms of conservation - Preservation (PRS) zone and easement options. Need to talk about clustering - what exactly do we mean by clustering?													
37	Work with accredited land trusts to identify and negotiate development rights purchase and/or conservation easements.	5	3	3	3	5	3	1	5	4	1	3.10	30
Not a code issue.													
10	Incentivize utilization of existing business park locations.	4	3	3	3	3	4	4	2	1	1	3.22	29
This is addressed in the code with the locations of the industrial zones and not allowing commercial zoning outside of the sites.													
23	Utilize tax incentives and fee structures to support land use framework.	4	2	4	4	3	3	5	3	4	4	3.30	29
Not a code issue.													
31	Develop a comprehensive county fiscal impact tool.	3	3	3	4	3	3	3	4	3	1	3.11	28,125
Not really a code issue - there is a public service/fiscal impact study in Article 13.													
13	Create an overlay that delineates appropriate area(s) for high-intensity use in the County	4	4	2	3	5	3	3	4	2	5	3.30	28
This has been done with the draft zoning map.													
14	Strengthen scenic corridor ordinances.	4	3	3	3	4	1	5	3	3	5	3.30	28
This has been partially done - still needs to be reviewed.													
30	Amend Subdivision and Zoning Ordinances to focus development where utility services already exist or are cost-effective.	2	1	4	4	5	2	4	3	3	5	3.30	28
This has been covered in the draft code.													
30	Investigate funding sources for public purchases	3	2	4	3	3	2	2	5	3	1	2.90	28
Not a code issue.													
3	Create a more sustainable supply of future potential residential lots based on projected population growth.	1	2	3	5	5	1	4	3	3	4	3.10	27
There are different land division options. This could be looked into more.													
14	Identify appropriate commercial uses for the County (ie: low intensity, low volume with need for large amount of land)	4	2	2	2	4	2	4	4	3	2	2.90	27
This has been covered in the draft code.													
33	Explore funding options and incentives for maintaining the financial viability of farm operations.	2	4	3	3	3	2	5	4	1	1	2.80	27
Not a code issue.													

8	Require development proposals to consider design and off-site impacts.	3	3	1	3	4	2	3	3	4	3	2.90	20
This has been covered in the draft code.													
19	Strengthen street connectivity standards in the Subdivision Ordinance and develop access management policies for future development.	4	2	4	3	2	2	2	3	3	5	3.00	25
This has been somewhat addressed for new subdivisions, but it does not fix problems from the existing subdivisions. This is in the Site Development section.													
26	Purchase or lease conservation easements in high priority areas for wildlife protection.	4	2	4	3	2	1	1	5	3	1	2.60	25
Not a code issue.													
29	Create benchmarks for monitoring natural resources.	2	2	3	3	1	2	3	5	3	5	3.00	23
Benchmarks are not a code issue. Specific criteria is in the code related to protecting natural resources.													
12	Work with Cities to investigate the feasibility of TDR program.	1	1	3	3	2	2	4	1	5	4	2.80	25
TDRs are in the code. PZC has not reviewed the section yet.													
9	Promote the attainment of critical mass in downtown core areas of cities.	2	3	1	4	4	2	3	2	3	1	2.78	24,75
This has been covered in the draft code.													
24	Investigate funding options for purchase or lease of conservation easements and areas through property tax, forest tax, hotel tax, real estate transfer tax, voluntary fees, or others.	2	2	2	3	3	2	2	5	3	2	2.60	24
Not a code issue.													
14	Diversify crops and specialties	2	4	3	2	1	2	2	5	3	1	2.50	23
Not a code issue.													
25	Reduce impacts in riparian, wetland, floodplain and other sensitive or hazardous areas by strengthening the wildlife habitat and natural hazard overlay standards.	1	3	1	4	2	1	3	3	4	5	2.70	23
Needs some more work. Information in the code has been updated, but it needs more information about wildlife habitats.													
6	Require development proposals to be accompanied by relevant market research and due diligence that justify viability of the project.	4	3	2	3	2	1	1	1	4	2	2.30	21
This has somewhat been covered in the draft code. This is something that is hard to implement.													
6	Prioritize existing commercial and manufacturing land to reach a goal of 60-40% commercial/residential tax use.	2	2	4	1	2	1	1	1	1	2	1.89	16,875
Not a code issue. Commercial will be allowed in the cities.													

1) Second Review of the DRAFT Teton County Land Use Map:

With this second review of the Zoning Map I would like to focus on the following items:

- Boundaries of the Article 3 Residential Zones. Please come prepared to share any changes you would like to see to the proposed boundaries, and explain why those changes should be made.

2) Renaming of Agricultural Wetlands-

- Naming options may include-
 - Lowland Agricultural
 - ?

3) Summary of the 12/7 BoCC work meeting and the plan forward

- I will review the work meeting with the BoCC.
- Plan Moving Forward-

- Jan 5th- PZC Thank You Soirée

Jan	1	12th	Article 13
	2	19th	Article 13- Article 3*
Feb	1	9th	Article 3
	2	16th	Articles 9, 10, 11, 12
Mar	1	8th	Articles 8, 14
	2	15th	Articles 1 & 2, 4-7 & 15
	3	22nd	BoCC Combined Meeting

*Staff will provide a "Scenario Tool" prior to this meeting. This tool will outline the studies required, development options, densities and open space requirements for example parcels in each of the zones. This tool provides a practical way of looking at Articles 3 & 13 together.

- Information Provided- When reviewing each Article a list of Comprehensive Goals and Policies addressed in that Article will be provided to aid in the review.
- Steps After- After each Article is reviewed staff will update the Article Summary Sheets and the website to reflect the "approved" changes.

In the BoCC work meeting on Monday December 7th, the Board and I discussed developing a document to help the PZC, the BoCC, and ultimately the public better understand the underlying thought process, strategies utilized, and the basis for decisions. This document is related to the "Summary of the Code Process" and "Article Summaries" identified in the Land Use Code Revision Process Document list, but this fills the gap of explaining the motivations and thoughts that went into the decision making process.

In an effort to develop this document, I need the PZC's help over the next few weeks. I would like for each of you to outline the guiding principles you have utilized and will continue to utilize as we work through this code development process. Some of these guiding principles may include items on the Action Item list or the Goals & Policies of the Comprehensive Plan, but with your own interpretation. Also, identify a few examples where you feel these principles have been instilled into the code review or used as a basis for a decision on your part.

Below is a general template that could be utilized to work through this exercise; however, I welcome any format. I will incorporate these comments into the document along with staff's perspective of how some key goals and policies of the comprehensive plan are incorporated in the new code. I recognize that we are working through the revision process, so your guiding principles and examples of applications may be forward thinking (i.e.- when we make a decision on issue X, this is where my decision will come from...).

Guiding Principle #1-

Examples of application of Principle #1-

Guiding Principle #2-

Examples of application of Principle #2-

Goals-

1) Second Review of the DRAFT Teton County Land Use Map:

- Agree on the boundaries of the Residential zones

2) Renaming of Agricultural Wetlands-

- Decide on a new name for Ag/Wetlands

3) Summary of the 12/7 BoCC work meeting and the plan forward

- Agree on the path forward.
- Identify information needed to approve each of the Articles.
- Agree on Steps After the Article is "approved"



SCENIC CORRIDOR REVIEW for: Zahe Elabed (On Time Financial LLC)
WHERE: 395 W 4500 S
Prepared for the Planning & Zoning Commission
December 8, 2015

APPLICANT: Zahe Elabed
LANDOWNER: On Time Financial LLC

APPLICABLE COUNTY CODE: Teton County Zoning Ordinance Section 8-5-2-D (SC) Scenic Corridor Overlay Regulations.

REQUEST: Zahe Elabed is requesting approval for a new single-family home and guest house. The property is not completely within the Scenic Corridor Overlay, but both building site locations are completely within the Scenic Corridor Overlay.

LEGAL DESCRIPTION: RP0020000000R0; RESERVED AREA FOX CREEK VILLAGE PUD SEC 25 T4N R4SE
LOCATION: 395 W 4500 S
ZONING DISTRICT: A-2.5
PROPERTY SIZE: 8.03 acres
VICINITY MAP:



AERIAL IMAGE OF PROPERTY



PROJECT BACKGROUND: Mr. Elabed submitted a building permit application on October 5, 2015 for the main house and a completed scenic corridor design review application on November 19, 2015. He has not submitted a building permit application for the guest house at this time. Before the building permit(s) can be approved, a scenic corridor design review must occur and be approved for the structures. The property is currently zoned A-2.5. The majority of the property is within the scenic corridor, with the eastern 75 feet out. There is currently nothing on the property that would screen it from view from Highway 33. Fox Creek Village does have a landscape easement along the Highway on this property (Attachment 4), but it does not appear that landscaping has been planted there.

The proposed main house will be approximately 307 feet from the outer edge of Highway 33's right of way, the proposed guest house will be approximately 282 feet from the outer edge of Highway 33's right of way. This proposal complies with all required setbacks (Attachment 5). Construction of the new home has not begun, but the applicant has temporarily placed the guest home (pre-built cabin) on the property.

The proposed main home will be one story above grade with a walk-out basement accessible from the rear side of home. The home will be 60 feet by 36 feet, with the garage side of the home being 46 feet. It will be 28 feet in height. There will be a deck on the rear side of the home, which will extend 12 feet from the home and be 15 feet wide (Attachment 6). The home will have dark cedar siding, natural stonework, and a dark brown, shingled roof. The guest home is currently green, but the outside will be redesigned to match the main home. The guest home is one story with a porch on the front (extends 7.5 feet). It is 18 feet by 29 feet (Attachment 7). Attachment 8 shows a design example for the homes. Attachment 9 includes site photos.

OVERVIEW OF SCENIC CORRIDOR REVIEW:

8-2-1-A. GENERAL DEFINITIONS: Scenic Corridor Overlay includes all lands lying within 330 feet of both sides of the rights-of-way for Idaho State Highways 31, 32, 33 and Ski Hill Road from Driggs City limits to the Wyoming state line.

8-5-1-D. PURPOSE: The purpose of this overlay area is to provide a design review procedure to ensure that key roads in Teton County are sufficiently protected from unsightly and incompatible land uses.

8-5-2-D (1) DESIGN REVIEW: All development shall be subject to design review to ensure that the location, scale, and appearance of buildings, structures, and development of land shall preserve the rural character of the areas bordering Idaho State Highways and Ski Hill Road and to prevent the construction of buildings that project upward beyond the ridgeline of any hill located within one (1) mile of major roads when viewed from those major roads.

Title 8 of the Teton County Code authorizes the Planning & Zoning Commission to make a final determination on scenic corridor applications. A development application shall only be approved if the Planning Commission finds that it meets the design review criteria.

8-5-2-D (3). DESIGN REVIEW CRITERIA:	STAFF COMMENTS:
SETBACKS No permanent structures may be built within 50 feet of the outer edge of the road right of way, unless the parcel does not contain any buildable sites outside of the setback.	<i>The proposed home will be located approximately 307 feet from the outer edge of Highway 33's right of way, with the guest house approximately 282 feet away. A-2.5 requires front and side setbacks of 30' and rear setbacks of 40', with which this complies.</i>
BUILDING ENVELOPE 1. Building envelopes shall be located so that existing topography and natural vegetation will screen buildings from view from the State Highways and Ski Hill Road to the maximum extent feasible. 2. Where existing topography and natural vegetation cannot be used to screen buildings, building envelopes should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge, rather than in the middle of a meadow, pasture, or hillside. 3. Building envelopes shall be located so that no portion of a building up to 30 feet tall shall be visible over the ridge of the hillside on which it is located when viewed from the State Highways and Ski Hill Road.	<i>There is minimal existing vegetation on the property but none that could screen the proposed homes. The applicant has proposed planting some trees and bushes around the homes (Attachment #) that will help screen the home from HWY 33, when they have matured. The location for the proposed home is the northeastern corner of the property. The main home is located near the eastern edge of the property, with the guest house located just to the north, near the northern edge. The proposed home will not be located on a ridge or hillside.</i>
BUILDING MATERIALS All non-agricultural buildings shall not be of highly reflective materials according to ASTM C6007, Light Reflectivity Index.	<i>The proposed home will have dark cedar siding, natural stonework, and a dark brown, shingled roof. The guest home's appearance will be changed to resemble the main house. The materials will not be highly reflective.</i>
ROADS & DRIVEWAYS Roads and driveways shall be designed to eliminate the need to back out onto the State Highways or Ski Hill Road. Existing roads and driveways shall be used where practical. When it is not practical to use existing roads, then new roads and driveways shall be located to skirt the edge of meadows and pastures (i.e. avoid dividing them) to the maximum extent feasible.	<i>This property is accessed from West 4500 South, not Highway 33, so there will be no issue with vehicles backing out onto Highway 33. A new driveway is proposed with this application, which will be located in the northeastern corner of the property, following the eastern boundary line.</i>
SCREENING Landscaping shall be used to screen the view of any resource extraction sites, outdoor storage areas, outdoor trash collection areas, satellite dishes over two (2) meters in diameter, and areas with inoperable equipment or more than four (4) inoperable cars or trucks. Required landscaping should be high altitude, native plant material, trees and shrubs.	<i>There is no outdoor storage proposed with this application that would need to be screened.</i>
SATELLITE DISHES & UTILITIES All satellite dishes in the proposed development shall be located to minimize visibility from the State Highways and Ski Hill Road and shall use earth tone colors and/or screening to minimize their visual impact. All service utilities (including but not limited to electric and telecommunication lines) shall be placed underground.	<i>The applicant has not proposed any satellite dishes or utilities at this time. However, a satellite dish may be desired in the future, and the homes will need to access utilities. It is unclear if utilities are already available on the property.</i>
THERE ARE ADDITIONAL PROVISIONS FOR SATELLITE DISHES, REVEGETATION, UTILITIES, AND SIGNS.	<i>The applicant is not proposing any signs. Disturbance will be minimal for construction and the applicant has proposed landscaping for the entire building site, so it is staff's opinion that a revegetation plan is not needed.</i>

POSSIBLE CONDITIONS OF APPROVAL:

1. Must comply with all federal, state, and local regulations.
2. All structures require a Teton County Building Permit and must comply with the Teton County Building Code.
3. Building materials shall not be highly reflective materials.
4. All utilities shall be placed underground.
5. Any satellite dishes shall be located to minimize visibility from Highway 33 and shall use earth tone colors and/or screening to minimize their visual impact.

POSSIBLE PLANNING & ZONING COMMISSION ACTIONS:

- A. Approve the scenic corridor permit request with the recommended conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.
- B. Approve the scenic corridor permit request, with modifications to the application request, or adding conditions of approval, having provided the reasons and justifications for the approval and for any modifications or conditions.
- C. Deny the scenic corridor permit request and provide the reasons and justifications for the denial.
- D. Continue to a future PZC Meeting with reasons given as to the continuation or need for additional information.

POSSIBLE MOTIONS:

The following motions could provide a reasoned statement if a Commissioner wanted to approve or deny the application:

Approval

Having found that the proposed development for Zahe Elabed is consistent with the Teton County development ordinances, specifically Title 8-5-2-D, and Idaho State Statute, I move to approve the scenic corridor permit with the following conditions of approval:

1. Must comply with all federal, state, and local regulations.
2. All structures require a Teton County Building Permit and must comply with the Teton County Building Code.
3. Building materials shall not be highly reflective materials.
4. All utilities shall be placed underground.
5. Any satellite dishes shall be located to minimize visibility from Highway 33 and shall use earth tone colors and/or screening to minimize their visual impact.

Denial

Having found that the proposed development for Zahe Elabed is not consistent with the Teton County development ordinances, specifically Title 8-5-2-D, and Idaho State Statute, I move to deny the scenic corridor permit. The following could be done to obtain approval...

Prepared by Kristin Rader

Attachments:

1. Application (4 pages)
2. Deed (1 page)
3. Articles of Organization LLC (1 page)
4. Fox Creek Village Plat (2 pages)
5. Site Plan (1 page)
6. Main House Building Plan (2 pages)
7. Guest House Images (3 pages)
8. Design Example (1 page)
9. Site Visit Photos (3 pages)

End of Staff Report



SCENIC CORRIDOR OVERLAY APPLICATION

Teton County, Idaho

The Planning Staff will review this request for completeness. The Planning and Zoning Commission will make the final decision at their regularly scheduled meeting. The applicant is encouraged to discuss this application with the Planning Staff prior to submittal.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: ZAHE MR ELABED
 Applicant: On Time Financial E-mail: ZaheElabed@on-time.com
 Phone: 708 589 9213 Mailing Address: 1400 W Woodhill F Ave
 City: IDAHO FALLS State: ID Zip Code: 83401

Location and Zoning District:
 Address: 13500 South Hwy 33 Parcel Number: 9400-13500-104
 Section: _____ Township: _____ Range: _____ Total Acreage: 9

- Latest recorded deed to the property
- Affidavit of Legal Interest
- Fees in accordance with current fee schedule

I, the undersigned, understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning and Zoning Commission public meeting.

• Applicant Signature: _____ Date: 11-4-15

I, the undersigned, am the owner of the referenced property and do hereby give my permission to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

• Owner Signature: _____ Date: 11-4-15

Fees are non-refundable.

ATTACHMENT 1.3

Roads and Driveways: Roads and driveways shall be designed to eliminate the need to back out onto the State Highways or Ski Hill Road. Existing roads and driveways shall be used where practical. When it is not practical to use existing roads, then new roads and driveways shall be located to skirt the edge of meadows and pastures (i.e. avoid dividing them) to the maximum extent feasible.

Satellite Dishes: All satellite dishes in the proposed development shall be located to minimize visibility from the State Highways and Ski Hill Road and shall use earth tone colors and/or screening to minimize their visual impact.

Screening: Landscaping shall be used to screen the view of any resource extraction sites, outdoor storage areas, outdoor trash collection areas, satellite dishes over two (2) meters in diameter, and areas with inoperable equipment or more than four (4) inoperable cars or trucks. Required landscaping should be high altitude, native plant material, trees and shrubs.

Revegetation: The applicant shall revegetate all areas disturbed by grading or cut-and-fill activity with plants similar to those on the remainder of the development site as each stage of grading is completed, and no later than one (1) year after construction.

Utilities: All service utilities (including but not limited to electric and telecommunication lines) shall be placed underground.

SECTION III: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION IV: PLANNING AND ZONING COMMISSION ACTION

SECTION V: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

Application is considered complete and accepted on this the _____ day of _____, 20____.

Planning Administrator/Designee Signature: _____



SCENIC CORRIDOR OVERLAY APPLICATION

Teton County, Idaho

The Planning Staff will review this request for completeness. The Planning and Zoning Commission will make the final decision at their regularly scheduled meeting. The applicant is encouraged to discuss this application with the Planning Staff prior to submittal.

To expedite the review of your application, please be sure to address each of the following items.

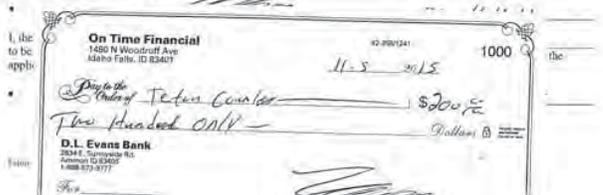
SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: ZAKE MA ELABEL
 Applicant: On Time Financial E-mail: Zake.elabel@on-time.com
 Phone: 708 589 9213 Mailing Address: 1480 N Woodruff Ave
 City: IDAHO FALLS State: ID Zip Code: 83401

Location and Zoning District:
 Address: 1480 South River St Parcel Number: 9acke escrow lot
 Section: _____ Township: _____ Range: _____ Total Acreage: 9

- Latest recorded deed to the property
- Fees in accordance with current fee schedule
- Affidavit of Legal Interest

The undersigned, understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning and Zoning Commission public meeting.



Teton County Planning and Zoning Commission

Instrument 237971
 TETON COUNTY, IDAHO
 5-15-2015 09:00:00 AM No. of Pages: 1
 Recorded for: KINCAID, ROBERT
 MARY LOU HANSEN Fee: 10.00
 Ex-Office Recorder Deputy
 Please see DEED, DUTY CLAIM

ATTACHMENT 2

AFTER RECORDING MAIL TO:

On Time Financial
 1480 N. Woodruff Ave.
 Idaho Falls, Idaho 83401

QUITCLAIM DEED

For Value Received, Robert F. Kincaid and Yvonne Kincaid, husband and wife, do(es) hereby convey, release, remise, and forever quit claim unto On Time Financial, LLC, an Idaho Limited Liability Company, whose address is 1480 N. Woodruff Ave., Idaho Falls, Idaho 83401, herein after called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:

Reserved Area, Fox Creek Village Planned Unit Development, Teton County, Idaho, as the same appears on the official plat thereof recorded May 30, 1996, as Instrument No. 124033.

together with all water rights appurtenant thereto.

Dated: 9-14-2015

Robert F. Kincaid
 Robert F. Kincaid

Yvonne Kincaid
 Yvonne Kincaid

STATE OF Idaho
 COUNTY OF Teton

On this 14th day of September, 2015, before me, a Notary Public in and for said State, personally appeared Robert F. Kincaid and Yvonne Kincaid, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.



Dorel Lucas
 Notary Public of Idaho
 Residing at: 20947 ID
 Commission Expires: 7-10-2018

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ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY
 (Instructions on back of application)

FILED EFFECTIVE
 2015 MAY 24 AM 8:50

1. The name of the limited liability company is: On Time Financial LLC

2. The street address of the initial registered office is: 325 S. Woodruff Suite #3 Idaho Falls

and the name of the initial registered agent at the above address is: Zake Elabel

3. The mailing address for future correspondence is: 325 S. Woodruff Suite #3 Idaho Falls Id

4. Management of the limited liability company will be vested in:
 Manager(s) or Member(s) (please check the appropriate box)

5. If management is to be vested in one or more manager(s), list the name(s) and address(es) of at least one initial manager. If management is to be vested in the member(s), list the name(s) and address(es) of at least one initial member.

Name	Address
<u>Zake MA Elabel</u>	<u>2241 Balboa Dr Idaho Falls ID 83404</u>

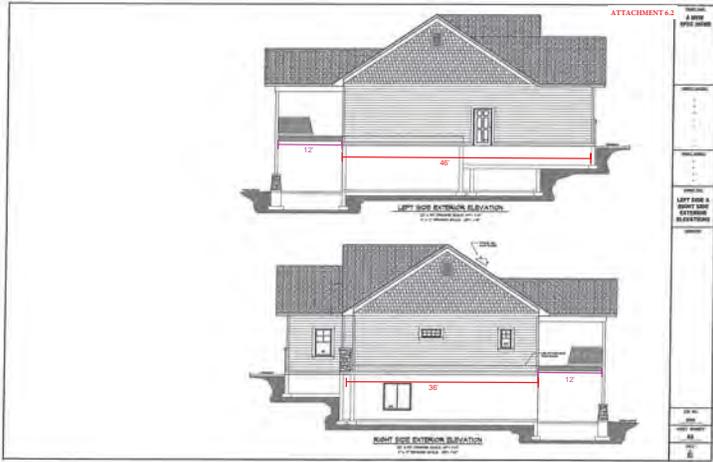
6. Signature of at least one person responsible for forming the limited liability company:
 Signature: [Signature]
 Typed Name: Zake MA Elabel
 Capacity: _____

Signature: _____
 Typed Name: _____
 Capacity: _____

Idaho Secretary of State Seal

ATTACHMENT 3

W62975



Zahne Elabed | Scenic Corridor Review | Guest House Photos



Zahne Elabed | Scenic Corridor Review | Guest House Photos



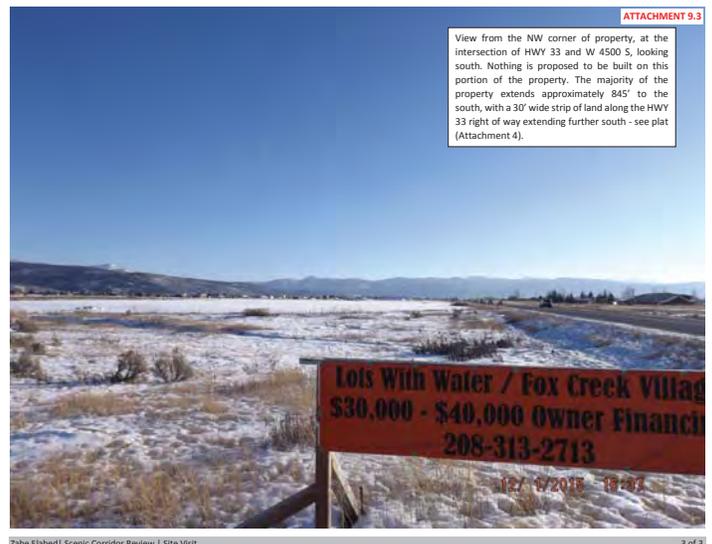
Zahne Elabed | Scenic Corridor Review | Guest House Photos



Zahe Elabed | Scenic Corridor Review | Site Visit



Zahe Elabed | Scenic Corridor Review | Site Visit



Zahe Elabed | Scenic Corridor Review | Site Visit

TETON COUNTY PLANNING AND ZONING COMMISSION

Meeting Notes, Summary from December 8, 2015

County Commissioners' Meeting Room, Driggs, ID

COMMISSIONERS PRESENT: Mr. Dave Hensel, Mr. Cleve Booker, Mr. Pete Moyer, Ms. Marlene Robson, Mr. David Breckenridge, Bruce Arnold, and Mr. Jack Haddox

COUNTY STAFF PRESENT: Ms. Kristin Rader-Planner, Jason Boal- Planning Administrator

General Action Items:

- Staff will email out the time for the January 5th gathering
- Adding the tetonvalleycode.org link to the Teton County webpage

Summary of the 12/7 BoCC work meeting and plan forward:

- Staff summarized the work meeting held on 12/7 with the BoCC. Mr. Booker was present and offered his insight on the discussion.
- The BoCC has asked staff to start gathering PZC perspective of the “strategies” that have been utilized through the writing and revision process, as well as start explaining how certain goals/policies of the Comprehensive Plan are being met in the new code. To start the process, staff asked PZC members to complete the “Guiding Principle” exercise by the 1st meeting in January. Staff suggested looking at the action items and goals/policies of the comprehensive plan, explaining them in their own words, and explaining how they perceive they have been inserted in to the code or in the process. This exercise will be anonymous.
- The Plan forward as shown on the meeting primer was discussed and agreed upon
- PZC wanted to make sure staff would be utilizing a redline approach to any changes made to the code from here on out.
- If there are topics/changes that are talked about and complete consensus cannot be reached, the PZC chair will call for a roll call vote, using a majority rules approach.
- The PZC asked the Chairman to write a letter to the BoCC expressing concerns they currently have.

Renaming of Agricultural Wetlands-

- PZC agreed on Lowland Agriculture as the new name for Ag/Wetland

Second Review of the DRAFT Teton County Land Use Map-

- PZC discussed the boundaries of the Lowland/Ag portion on the map. It was discussed whether it was appropriate to zone the uplands or other areas that are not necessarily “wet” into this zone.
- The Suitability map was discussed, in regards to deciding where the boundaries lie.
- The importance of the zoning boundaries was talked about. They really matter in our current zoning scheme, which allows different densities in the rural zones (Lowland/Ag, Foothills and Rural Ag)
 - The idea of utilizing the same density in these three zones and expounding on the approval criteria for each zone was discussed. This would accomplish several things:
 1. The relevance of the line would decrease (no longer has an effect on density)
 2. Places the focus on the design and ensuring what is important in that zone can be addressed in any application.
- The one acre minimum lot size was discussed. The majority of the PZC supported this approach, acknowledging that Commissioner Johnston has expressed concern about it in the past.
- It was agreed that the current boundaries are sufficient, and if property owners wish to change the zoning of their property (in the 3 rural zones....not Rural Neighborhood), those changes are easy to accommodate during the public outreach portion of the adoption process (assuming the same density for each of the 3 zones is included in the code)

- The purpose of the “studies” in Article 13 were discussed- It is NOT to place additional requirements on an application in hopes of discouraging development.
The studies are being required to ensure that as the intensity of a development increases (i.e. increased density, type of development, or location of development) there is additional review and justification for the location of the development and that resources of great concern are being addressed at a higher level of scrutiny due to the greater potential for impact.
- Staff is going to review and present different density scenarios for Article 3, utilizing the same density in the 3 zones (Lowland/Ag, Foothills and Rural Ag). PZC suggested starting with densities of- a minimum of 1/40 and a maximum of 1/10 (Staff did express concerns with 1/10 but agreed to include it in the scenarios and analysis that will be done.).

TETON COUNTY PLANNING AND ZONING COMMISSION

Meeting Primer, January 12, 2016

County Commissioners' Meeting Room, Driggs, ID

Article 13 Review:

Article 13 is intended to be the portion of the code that does 2 things: 1) explains what is required for the applicant to submit with their application, and 2) explains what criteria will be used to review the application (if the criteria is not found elsewhere).

13.1- Explains the Property Development Plan (PDP). The intent of this plan is to provide the decision makers (Staff, PZC, and/or BoCC) a complete package of what the intent is with the property. This PDP is in essence the application, site plan, documentation that will be kept to show what the original intent of the application was, explanation the original conditions of the property, and the technical plans of what was applied for.

13.2- Is where the "Additional Requirements" can be found. Depending on the type, location, and scale of the development, additional information will be needed to evaluate the application. Article 13.2 lists the additional studies/plans that may be required and identifies which types of developments would trigger the additional section. Currently the chart utilizes an X or Blank as opposed to a P= Possible, X= Yes, or Blank= No. The reason for this is so that a property owner can turn to the specific section to determine whether or not it was going to be needed, as opposed to relying on the chart.

13.3- This section explains the specific additional studies that may be required. Some of the sections are required for all developments, while some are only required for certain types or locations of the development. Each individual section identifies where/when the section would be required, the intent of the section, the standards used to review the section, and the format the information needs to be submitted in.

*Attached is a "Fire Protection Plan" section. Staff realized last week that these standards were not adequately covered elsewhere in the code and wanted to be sure to include them.

Goals:

- Make sure we are comfortable with Article 13 as a whole.
- Make sure the criteria in 13.2 is clear, not too burdensome and adequate for the decision makers.
- Review as many of the sections of 13.3 as we can.
 - Come to agreement about the standards used and the format of the section.
 - Come to agreement about the applicability of the requirements (Staff is working on a cost analysis based on the table in 13.2.2 which we hope will help clarify the cost of each section. We anticipate this being part of the conversation in the January 19th meeting. Please focus on the individual 13.3.XX sections and don't spend too much time on 13.2.2 for this meeting. We will talk about When and where the studies are required in the 19th meeting.

13.3.26. Fire Protection Plan

A. Areas Applicability

This Section applies to all land found in Teton County.

B. Scale/Scope of Development Requiring Applicability

This Division applies to all development in Teton County in Teton County.

C. Intent

The intent of this Division is to ensure that all development in Teton County meets the International Fire Code as well as other standards required by the the Teton County Fire Protection District, Resolution for Subdivisions Number 3, adopted on 22 February 2005, as amended. (April 22, 2008).

D. Standards

Fire Protection stadards can be found in the International Fire Code as adopted by the State of Idaho and the most recently adopted/amended Teton County Fire Protection District, Fire Protection Resolution for Subdivisions.

Per the Teton County Fire Protection District, Fire Protection Resolution for Subdivisions, any subdivision greater than 3 lots shall provide an approved water source or enter an agreement for a shared water access within 1 mile of driving distance. This provision applies to all Land Divisions, Short Plats and Full Plats

E. Section Format for the Property Development Plan

A fire protection plan shall be submitted that identifies the following:

1. Road layout (including grade, curve and turnout specifications)
2. Driveway layout (including grade, curve and turnout specifications)

3. Distance from structures to fire protection water supply

4. Fire pond/hydrant construction plans

5. Fire protection easements

6. Fire portection system maintenance provisions

7. Maintenance plan, fire protection covenants, and/or fire protection agreements

8. Letter of notification indicating the intent to be considered for reimbursement of a portion of the costs of the fire proectection improvements required by this ordinance, that may be utilized by future development.