



**AGENDA
PLANNING AND ZONING COMMISSION
WORK SESSION
January 19, 2016
STARTING AT 5:00 PM**

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

1. Chairman Business
2. Administrator Business

5:00 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

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.

TETON COUNTY PLANNING AND ZONING COMMISSION

Meeting Notes, January 12, 2016

County Commissioners' Meeting Room, Driggs, ID

Article 13 Review:

PZC generally discussed Article 13.1 and 13.2 (will be discussed again in the 1/19/16 mtg). More in-depth conversation was had about 13.3.

13.3.1 was reviewed. The question of which standards to use was discussed. There is some question of whether NRCS standards are appropriate, and what other options may be available. Some text edits were identified for staff.

Action items:

- Staff will look at other options besides NRCS standards to include in the code.
- Staff will work to develop the “worksheets” or handouts for a specific section in Article 13 that utilizes the NRCS standards.
- Language in Article 13 section needs to be reviewed and standardized (Section vs. Division)
- Applicability language in 13.3.1 needs to be reviewed to ensure it is clear when or what projects this section applies to.
- Explain easements in 13.3.
- Clearly define “ordinary high-water mark”
- Change 13.3.1.E.3.a “must” to “should”
- Change 13.3.1 chart language regarding Army Corps delineation to “approved rather than “by”
- Separate out Irrigation Ditch vs. Canal
 - Clearly define each
 - Utilize separate setbacks for each.

If a PZC member will miss a meeting they were asked to email comments to the Chair so they can be discussed.

TETON COUNTY PLANNING AND ZONING COMMISSION

Meeting Primer, January 19, 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.

Goals:

- Make sure we are comfortable with Article 13 as a whole. We are scheduled to begin Article 3 as well.
- Make sure the criteria in 13.2 is clear, not too burdensome and adequate for the decision makers.
 - Make sure that the potentially required portions of 13.3 are appropriate for each type of development (i.e. building permit, OTO, Land Division, Short Plat, etc.)
- Review all of the 13.3 sections.
 - 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.
- Review the Scenario Tool staff has developed.

13.3.1	Identification of Riparian Areas & Setbacks	Staff is looking at other standards to utilize in this section. NWI map will be included
13.3.3	Analysis on Viewshed	
13.3.5	Steep Slope Analysis	
13.3.6	Grading Plan	
13.3.7	Vegetative Management Plan	Staff is working to develop the "Users" Guide based on NRCS standards for this section
13.3.8	Wildfire Hazard Mitigation Plan	
13.3.9	Fencing Plan	

13.3.11	Wildlife Feeding Plan	
13.3.13	Wildlife Habitat Protection Plan	See comments below
13.3.14	Nutrient Pathogen Evaluation	
13.3.15	Public Services/ Fiscal Analysis	
13.3.16	Traffic Impact Study	
13.3.17	Lighting Plan	
13.3.18	Storm water Plan	
13.3.19	Access Management Plan	
13.3.20	Plat	
13.3.21	Survey	
13.3.22	New Deeds	
13.3.24	Geotechnical Report	
13.3.25	Parking Plan	
13.3.26	Fire Protection Plan	Found in last week's packet

13.3.13- Wildlife Habitat Protection Plan

Staff met with IDFG on 1/13 to discuss this portion of the code. IDFG is going to work on a comment letter to further clarify their thoughts. From the conversation staff is recommending the following changes:

A. Areas Applicability

This Section applies to all land found in Teton County

B. Scale/Scope of Development Requiring Applicability

1. If the proposed development proposes more than 10 lots, the standards of this Section are applicable.
2. If the proposed density is greater than the following, these provisions would apply.
 - a. Rural Agriculture- 1 unit per 30
 - b. Lowland Agriculture- 1 unit per 40 acres
 - c. Foothills- 1 unit per 20 acres
 - d. Agricultural Rural Neighborhood- 1 unit per 5 acres

For example, if the underlying maximum density for the zone is 1 unit per 10 acres and the project proposes to create 1 unit per 25 acres these provisions would not apply, however if the proposal was to create 1 unit per 15 acres these provisions would apply.

3. If the proposed development falls into an area of “special interest” as identified by Idaho Fish and Game (IDFG), the Teton County Planning Administrator shall request input from IDFG on whether or not the provisions of this code may be applicable.
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IDFG will provide data/information that can be regularly updated to determine the areas of “special interest”. They are willing to review the plans and offer comment or suggestions on the plan. As such, they are going to review sections **D. Standards** and **E. Section Format for the Property Development Plan** to ensure that the standards are sound and that they have all the information they will need to adequately review the plans.

IDFG is also going to be submitting comment on 13.3.1, 13.3.7, 13.3.11 and 13.3.19 (to address access to public lands).

Existing Conditions-All Zones - Includes Area of Impact Parcels

<i>Includes current AOI parcels</i>		<i>Includes current AOI parcels</i>					
Existing Zoning - Existing Conditions	A-20	A-2.5	ADR-1	ADR-0.5	R1/R3	Total	
OTO Density (requires a min. of 20 acres - max of 1 new lot - lots must meet minimum lot size)	1 lot/20 acres	1 lot/10 acres	1 lot/10 acres	1 lot/10 acres	1 lot/10 acres		
Subdivision Density	1 lot/20 acres	1 lot/2.5 acres	1 lot/1 acre	1 lot/0.5 acres	1 lot/7000 sq ft (0.16 acre)		
Total Lots	2,089	76,690	482	398	518	80,177	
Total Acreage	106,921	18,301	409	144	110	125,885	
Lots in Subdivisions	840	3,669	86	97	203	4,895	
Acreage in subdivisions	5,943	16,003	353	135	82	22,516	
Nonbuildable Space in Subdivisions (acres) [†]	3,305	7,195	293	0.24	15	10,808	
Open Space	3,008	6,991	281	-	15	10,296	
Roads	256	191	12	-	-	458	
Other (well, utility, fire, parking)	42	13	-	0.24	-	54	
Lots not in Subdivisions	1,249	73,021	396	301	315	75,282	
Acreage not in Subdivisions	100,978	2,298	56	9	28	103,369	
Total Lots ≥ 20 acres Not in Subdivisions	911	793	3	5	6	1,718	
Existing Zoning - Potential Conditions						Total Additional Lots Possible	
Additional OTO lots	700	793	3	5	6	1,507	
Additional Subdivision lots ^{**}	3,809	26,680	327	592	1,946	33,354	
					Total Additional Lots	34,861	

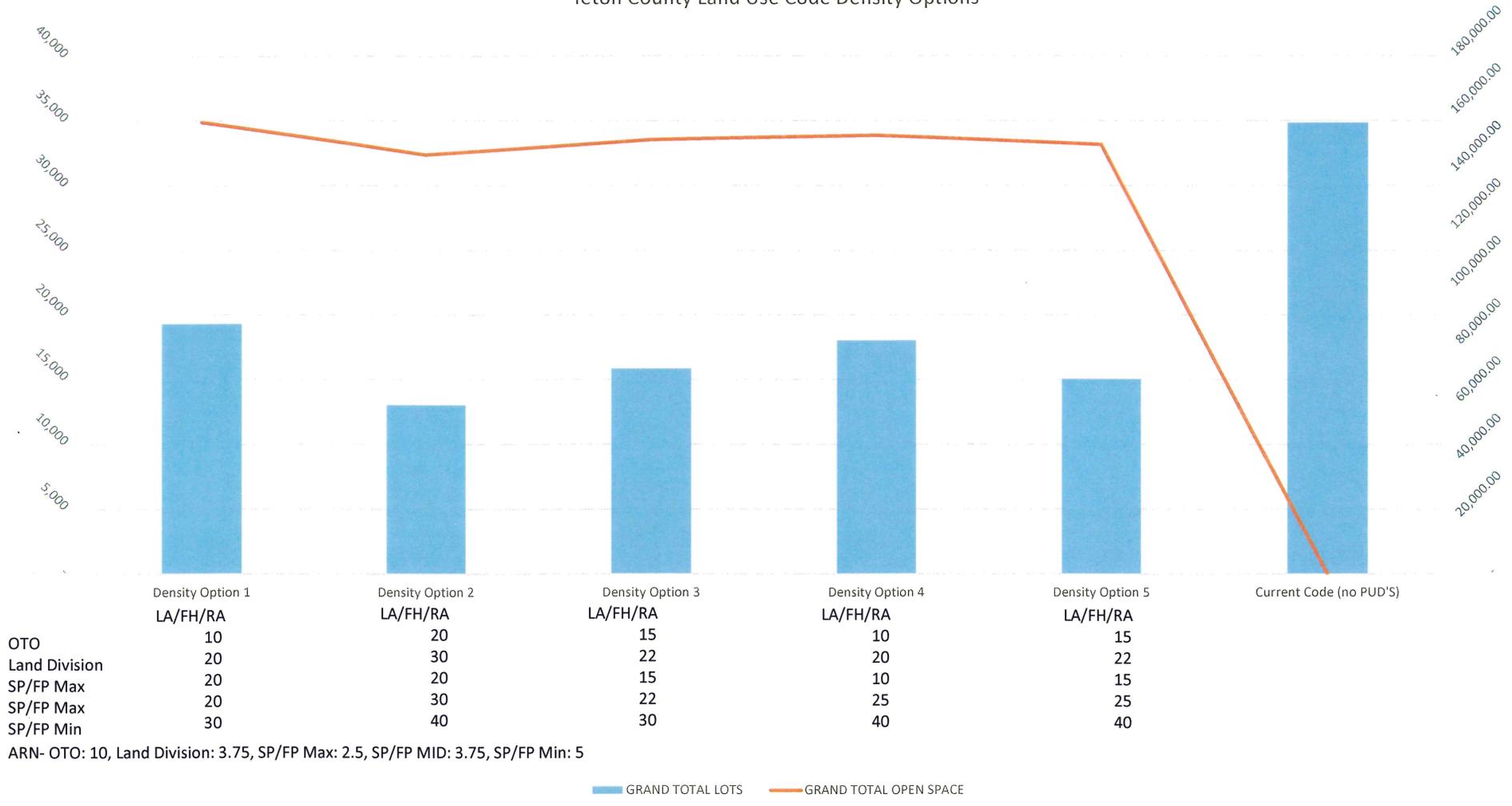
[†]Includes open space, roads, and other.

^{**}Open Space is not required

Scenario Summary -All Zones - Includes Area of Impact Parcels

	OTO	10	20	15	10	15	
Density Options	LAND DIVISION	20	30	22	20	22	
	SP/FP MAX	10	20	15	10	15	
	SP/FP MID	20	30	22	25	25	
	SP/FP MIN	30	40	30	40	40	
		Additional Lots:					
Rural Agriculture (RA)	Total OTO	838.00	572.00	650.00	838.00	650.00	
	Total LD	1,427.00	1,032.00	1,235.00	1,427.00	1,235.00	
	Total SP	1,838.67	1,321.00	1,598.33	1,653.67	1,480.33	
	Total FP	4,221.00	2,111.00	3,033.33	3,728.67	2,712.67	
	Total Lots	8,324.67	5,036.00	6,516.67	7,647.33	6,078.00	
	Total Open Space	82,004.40	76,274.11	78,908.74	79,982.84	78,002.60	
Lowland Agriculture (LA)	Total OTO	393.00	308.00	342.00	393.00	342.00	
	Total LD	699.00	383.00	528.00	699.00	528.00	
	Total SP	832.67	521.00	673.00	720.67	621.67	
	Total FP	1,449.33	669.67	975.67	1,270.33	883.33	
	Total Lots	3,374.00	1,881.67	2,518.67	3,083.00	2,375.00	
	Total Open Space	29,983.26	27,084.18	28,347.91	28,479.73	27,930.88	
Foothills (FH)	Total OTO	370.00	268.00	303.00	370.00	303.00	
	Total LD	633.00	447.00	546.00	633.00	546.00	
	Total SP	815.33	570.33	703.00	734.00	651.33	
	Total FP	1,901.33	947.33	1,369.00	1,681.00	1,225.67	
	Total Lots	3,719.67	2,232.67	2,921.00	3,418.00	2,726.00	
	Total Open Space	37,161.92	34,351.72	35,784.32	36,057.74	35,287.92	
Agriculture Rural Neighborhood (ARN)	Total OTO	118.00	118.00	118.00	118.00	118.00	ARN Density Option
	Total LD	551.00	551.00	551.00	551.00	551.00	OTO 10
	Total SP	741.33	741.33	741.33	741.33	741.33	LAND DIVISION 3.75
	Total FP	2,493.67	2,493.67	2,493.67	2,493.67	2,493.67	SP/FP MAX 2.5
	Total Lots	3,904.00	3,904.00	3,904.00	3,904.00	3,904.00	SP/FP MID 3.75
	Total Open Space	7,955.60	7,955.60	7,955.60	7,955.60	7,955.60	SP/FP MIN 5
		Density Option 1	Density Option 2	Density Option 3	Density Option 4	Density Option 5	Current Code (no PUD'S)
	GRAND TOTAL LOTS	19,322.33	13,054.33	15,860.33	18,052.33	15,083.00	34,861
	GRAND TOTAL OPEN SPACE	157,105.18	145,665.62	150,996.57	152,475.92	149,177.00	
	Percent of current buildout possibility	55%	37%	45%	52%	43%	

Teton County Land Use Code Density Options



	Density Option 1	Density Option 2	Density Option 3	Density Option 4	Density Option 5
LA/FH/RA	10	20	15	10	15
OTO	20	30	22	20	22
Land Division	20	20	15	10	15
SP/FP Max	20	30	22	25	25
SP/FP Min	30	40	30	40	40

ARN- OTO: 10, Land Division: 3.75, SP/FP Max: 2.5, SP/FP MID: 3.75, SP/FP Min: 5

GRAND TOTAL LOTS GRAND TOTAL OPEN SPACE