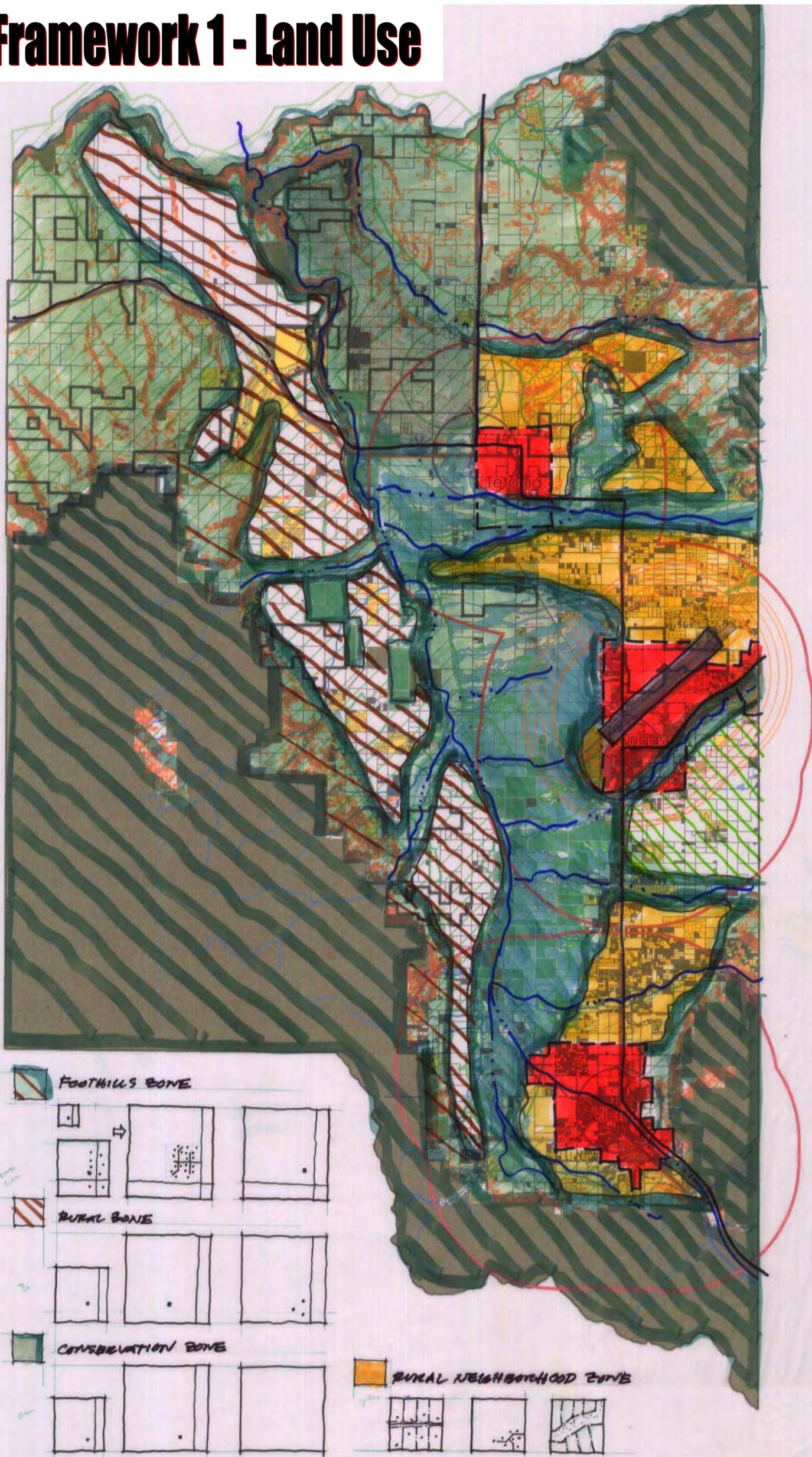


# FRAMEWORKS 1ST VERSION

Presented CC Mtg # 7, Reviewed SC Mtg #7, 11/2/11—11/11/11



## Framework 1 - Land Use



### Big Ideas:

- Majority of the underlying zoning does not change
- Minimum parcel sizes required for subdividing to encourage clustering
- Fee-in-lieu for subdividing 2.5 acre lots to be used for community amenities
- Amenities focus on a recreation system

**Land Use** framework attempts to change land development form without losing base entitlements. In each zone, base entitlements are only allowed if clustering is used or minimum development acreage is available (i.e. 60 acres although exact acreage has not yet been determined).

**Foothills Zone (light green with brown hatch)** – Base entitlements = 1 dwelling unit (DU)/2.5 acres; west side of the valley along the foothills of the Big Hole Mountains; clustering required to get base entitlements otherwise only allowed 1 DU/20 acres.

**Rural Zone (white with brown hatch)** – Base entitlements = 1 DU/20 acres; minimum parcel size (60+/- acres) required to do a subdivision unless dwelling units are clustered.

**Conservation Zone (light green/blue)** – Land down-zoned to 1 DU/60 acres with conservation easements being acquired or donated on remainder of land. A program requiring sustainable principles may allow development at a higher density.

**Rural Neighborhood Zone (yellow)** – Base entitlements = 1 DU/2.5 acres; to get base entitlement, must pay a fee in lieu that could be used for community amenities such as trails, parks and other facilities.

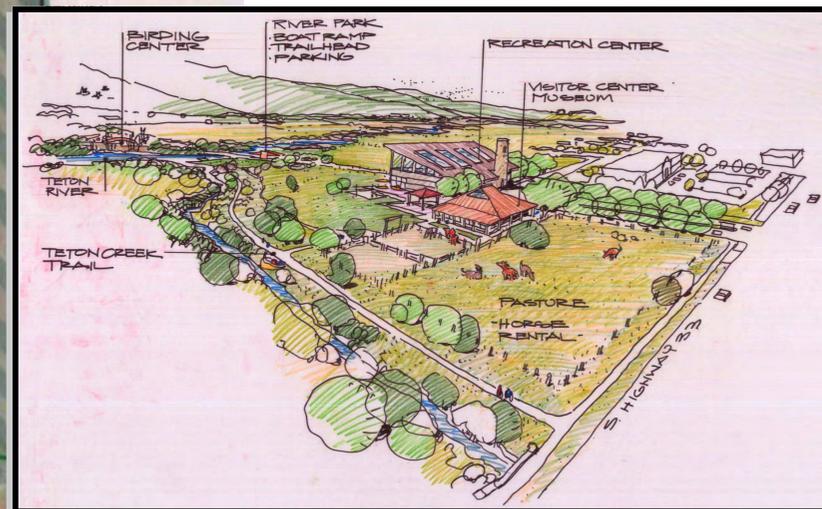
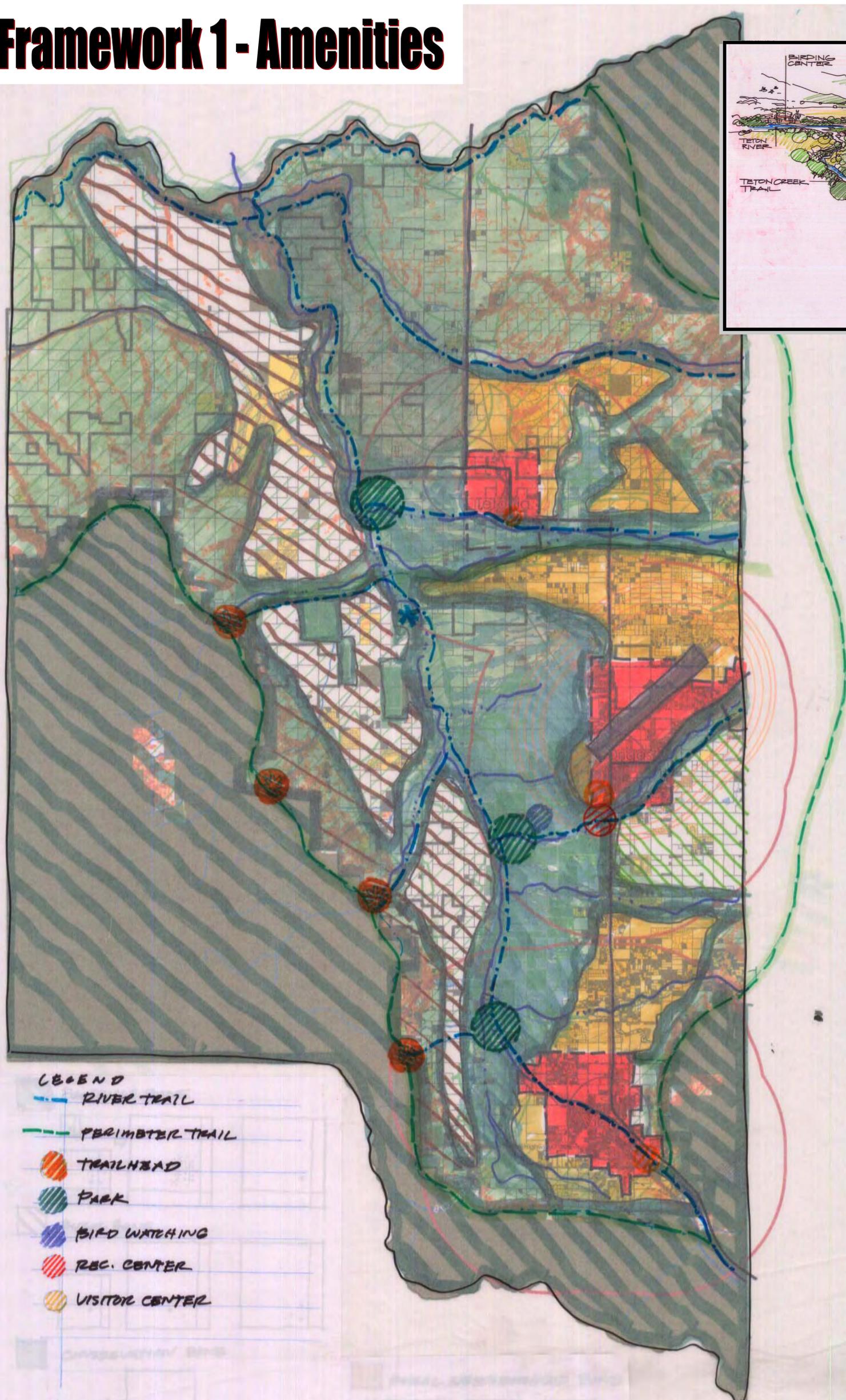
**Separator Zone (white with green hatch)** – Use restrictions in this area to provide a visual separator between the communities of Driggs and Victor.

# FRAMEWORKS 1ST VERSION

Presented CC Mtg # 7, Reviewed SC Mtg #7, 11/2/11—11/11/11



## Framework 1 - Amenities



**Amenities** for this framework focus on a **recreational system** which could include:

- Trail system along Teton River
- Perimeter trail around the valley
- Valley-wide recreation program with different features and facilities in each community
- Parks along the Teton River
- Bird Watching Center outside of Driggs