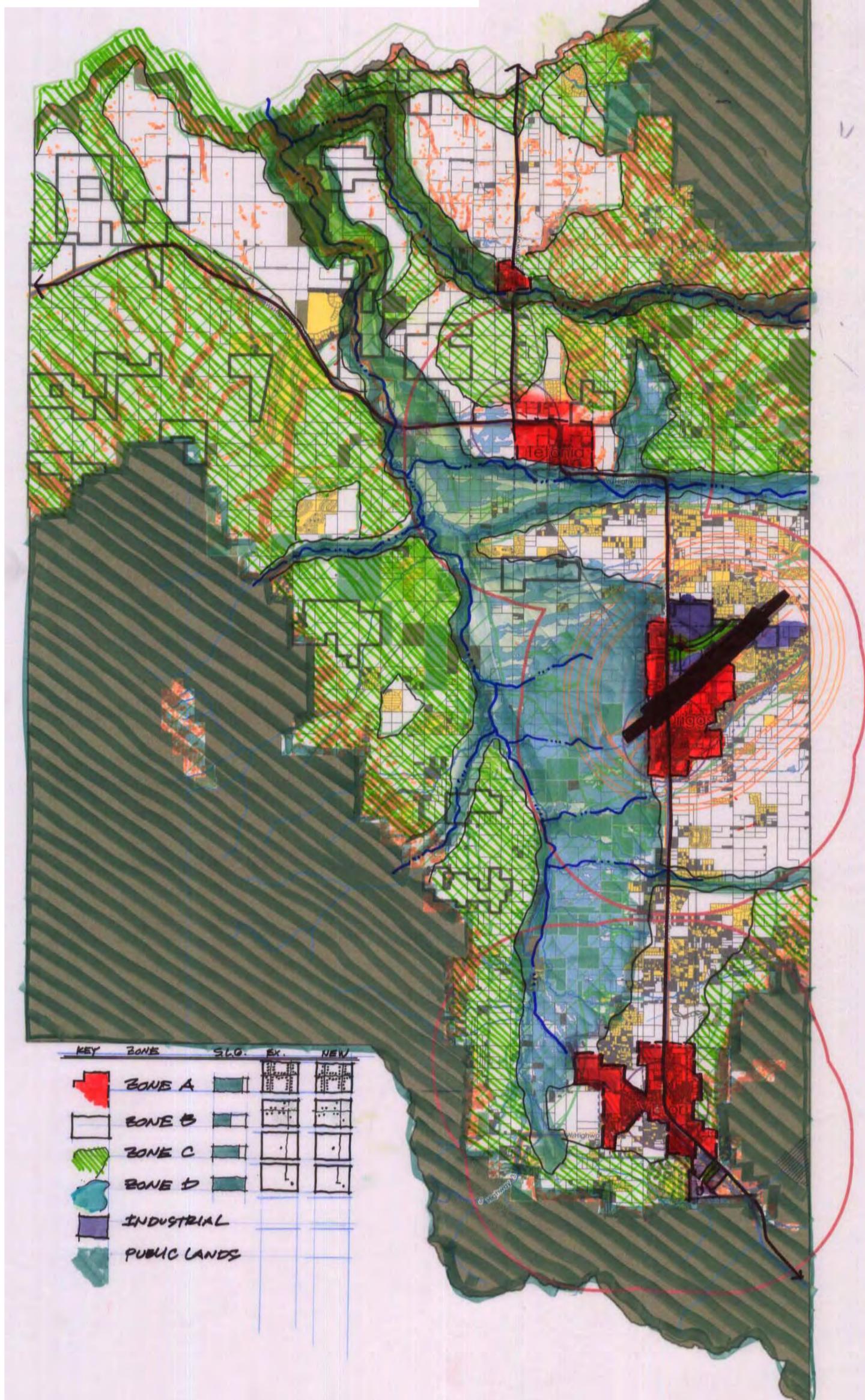


FRAMEWORKS 1ST VERSION

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



Framework 2 - Land Use



Big Ideas:

- Underlying zoning does not change
- Development standards increase as the environmental sensitivity of the area increases
- Amenities focus on agricultural heritage

Land use framework would allow current uses, but encourage various levels of sustainability based on the sensitivity of the landscape in which the use resides.

Zone A (red) – Located around Driggs, Victor, Teton and Felt these are urban zones; Urban Sustainability Guidelines or Incentives apply.

Zone B (white) - These are neighborhood areas that have a different community character and sustainable land guidelines (SLG) such as conservation neighborhoods. These might have more rules to follow such as clearing of vegetation not allowed when constructing a home.

Zone C (light green) – This is an area with higher level of sensitivity for wildlife and would include strict development standards in order to protect the environment.

Zone D (blue) – This area includes the existing wetland system and the development standards would have a high emphasis on water quality.

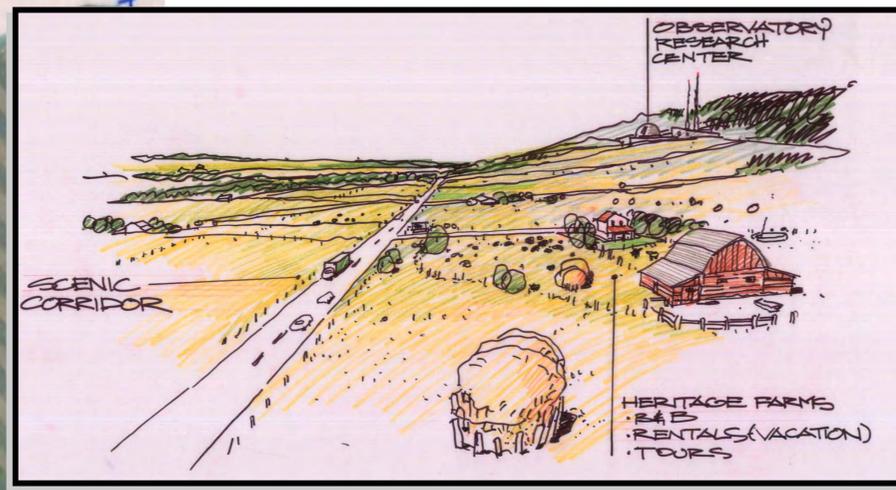
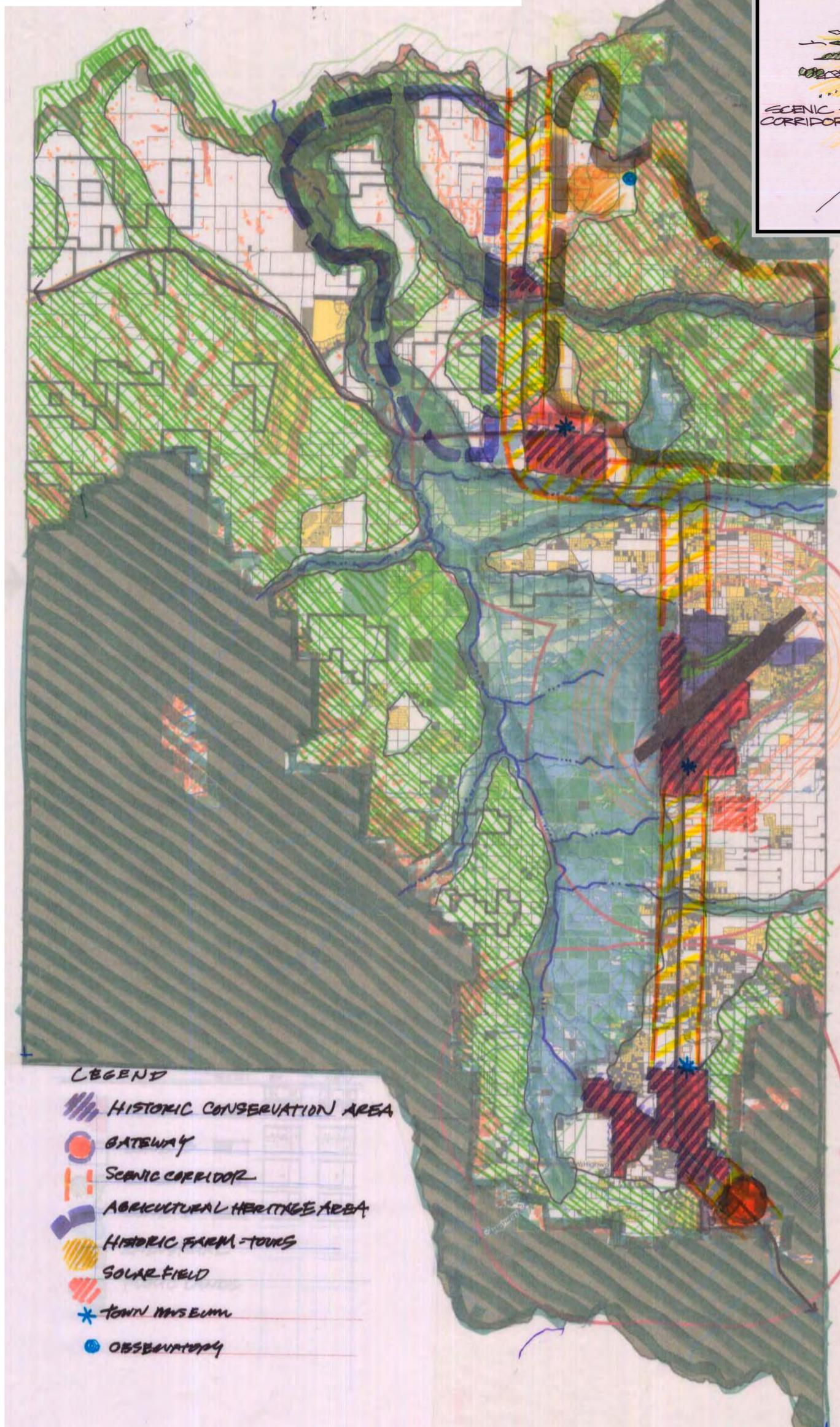
Industrial (purple) – Industrial development area near the Driggs airport.

FRAMEWORKS 1ST VERSION

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



Framework 2 - Amenities



Amenities focus on **agricultural heritage** of Teton Valley and include:

- Agricultural heritage farm area where tourists could “experience Teton Valley
- Historic conservation areas
- Museums in the cities that focus on agricultural heritage and point to historic farm tours available in the Valley
- Large scenic corridor (0.5 mile on each side of the highway)
- Gateway to the valley outside of Victor.
- An observatory could draw visitors for views of the dark night skies
- Solar field could be used to power industry and/or act as a separator between Driggs and Victor.