



These slides cover

- 1. Purpose of the Comprehensive Plan – What is the Comp Plan?*
- 2. Public Involvement and how the Plan is being written.*
- 3. Land use tools or options*
Current tools, new tools

Plan Mandated by Idaho Statues

- 67-6508. Planning duties. It shall be the duty of the planning or planning and zoning commission to conduct a **comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan,** hereafter referred to as the plan. The plan shall **include all land within the jurisdiction** of the governing board. The plan shall consider previous and existing conditions, trends, **compatibility of land uses,** desirable goals and objectives, or **desirable future situations** for each planning component.

The creation and regular updates of the Comprehensive Plan is required by Idaho Law.

Land use planning for all land in the County is a required component of the Comp Plan.

There is a need to update the current Comp Plan because conditions in the Valley have changed and there are many challenges working with the current plan including inconsistencies between sections.

The Comprehensive Plan:

- Gives general, advisory guidance;
- Is long-range (20 years); and
- Is the official policy document for the County.

PLAN PURPOSE

The current Comp Plan was adopted in 2004 and goes through 2010. This Comp Plan update process started in 2010 and we hope to have a document that plans through 2030 and only needs minor updates every 5 years to avoid complete rewrites and save the County money.

The Comprehensive Plan does **NOT**:

- Create laws, regulations, or ordinances;
- Take land by eminent domain; or
- Create a zoning map.

PLAN PURPOSE

The Comp Plan is only a guiding document for the future. It does not affect what is already on the ground or what is already sub-divided or developed.



Currently over 60 Teton County residents are actively involved with the current Comp Plan update which started in 2010.

These volunteers serve on one of 6 committees which include Transportation, Community Events & Facilities, Natural Resources & Outdoor Recreation, Agriculture and Rural Heritage, Economic Development and a Core Committee. The committee topics were based on a community survey which indicated what values were most important to residents.

The committee members represent a wide variety of political and social groups that are representative of the Valley population to the greatest extent possible.

Information from the public is being gathered through many avenues and is being used in developing the Plan. Some of these photos were taken of the "Plan Van" at the Felt Days Centennial Celebration last summer.

We are only part way through the Comp Plan update process so now is a good time to give input.

Rural & Agricultural Heritage Sub-Committee Vision

*“Preserve and enhance the
rural character and
heritage of Teton Valley”*

The values expressed by the community helped to shape the “Vision Statement” for the Rural and Agricultural Heritage Sub-Committee which is to “preserve and enhance the rural character and heritage of Teton Valley”.

The full Vision Document includes statements from all of the Sub-Committees and is available online.

Meeting Purpose:

To explore options that maintain property rights and at the same time enhance our rural character.

This presentation includes several options that will support the rural character and ag heritage in Teton Valley. We are interested in options that balance this goal with property rights.

Tools



We will present several existing and new options or “tools” that are being considered and we are open to new suggestions as well.

All of these tools are in addition to what is currently available.

Family Lot Splits



- **Family Lot Splits** allow parcels to be split off of a larger parcel in order to be passed on to family members.
- New parcel could be for the benefit of children or parents.
- Could have a streamlined approval process to make it easier to create a Family Lot Split.

The first tool is the Family Lot Split which can help keep farming in the family.

Details on what size, how many, how often are yet to be determined and wouldn't be determined until the supporting ordinance is considered. However, we would like your opinion on these questions of size, number, frequency.

Large Lot Subdivision Incentives

- **Large Lot Subdivision** incentives encourage the creation of lots that are greater than the minimum lot size allowed in the zone.
- For example, a subdivision with 80 acre lots instead of 20 acre lots could have a streamlined approval process or reduced requirements.



This could help make it easier to break off a piece of land to sell when needed. This is a new idea not currently in the code.

The land surrounding the house in the picture is approximately 40 acres. On the other side of the ditch with trees, there is another house surrounded by 40 acres.

The exact definition of “large” has not been determined yet (40 and 80 acres are just examples) and it would not be determined until ordinances to allow incentives for large lots are created. The lots would need to be large enough to help reach the goal of preserving rural character and larger than what the underlying zoning would allow.

Cluster Development

- **Cluster Development** groups houses on a portion of the property.
- The remaining area is dedicated as open space for continued agriculture production or protection of natural habitat.



Cluster development is currently included in the existing Planned Unit Development ordinance and current incentives include allowed increases in density. Cluster development can help create lots that are small enough that a homeowner can maintain and also create dedicated open areas.

The photo is of Creekside Meadows at the edge of the Driggs town limits.

Development Rights Purchase and Conservation Easements

- Open space used for agriculture or wildlife can be protected through purchasing development rights or a Conservation Easement when there is both a willing buyer and willing seller.



Currently, Teton County does not purchase Conservation Easements.

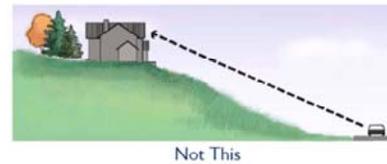
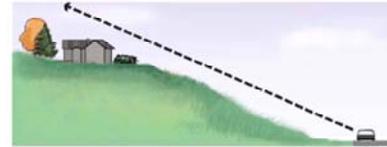
However, there is an overwhelming sentiment that there should be compensation for land used for public benefit. One idea is to use money raised from a Conservation or Open Space Levy to purchase Conservation Easements. Such a Bond could EXCLUDE Ag land from the tax since primarily Ag land would be purchased. This still requires willing sellers. Additionally such a levy would need to be passed by a majority vote of those included in such a levy district.

Community Character Protection Guidelines

Communities can put recommended guidelines in place that will suggest specific techniques to preserve community character or protect the scenic or natural quality.



Protecting Entryway Corridors



Protecting Ridgelines

Guidelines could include protecting ridgelines (no more house-on-the-hill) or scenic corridors. The County currently has some guidelines in place.

Vacation of Non-Viable Subdivisions

- Subdivisions that are non longer viable can be “vacated” by the developer through a process where the internal property lines are eliminated and the parcel reverts back to its previous configuration.



This is an existing ‘tool’ to bring land back to a rural character. A few subdivisions in Teton County have been vacated including this one, Milk Creek Estates.

Vacating a subdivision does not mean that it can’t be developed again in the future.

Transfer of Development Rights (TDR)



- **Transfer of Development Rights** programs allow landowners to buy development rights from one parcel of land and transfer those rights to a different parcel.

For example, Dennie has 100 acres in A20 zone so he could divide it into 5 lots for 5 houses. Instead, Dennie just wants to farm, but he needs money so he sells his rights to develop 5 houses to Kenny who has a piece of land in the Driggs Impact Area. Kenny can now develop an additional 5 houses on his land in Driggs and Dennie gets money for his development rights and still gets to keep his land. (all characters are purely fictional and any resemblance to actual people is coincidental)

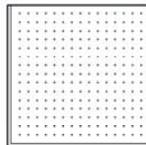
The parcel of land where the rights originate is called the “sending” parcel (Dennie’s farm). When the rights are moved from a sending parcel, the land is restricted with a permanent conservation easement. The parcel of land to which the rights are transferred is called the “receiving” parcel and is generally more appropriate for development (Kenny’s Driggs property).

Transferring rights generally allows the person buying the rights to build at a *higher* density than ordinarily permitted by the base zoning.

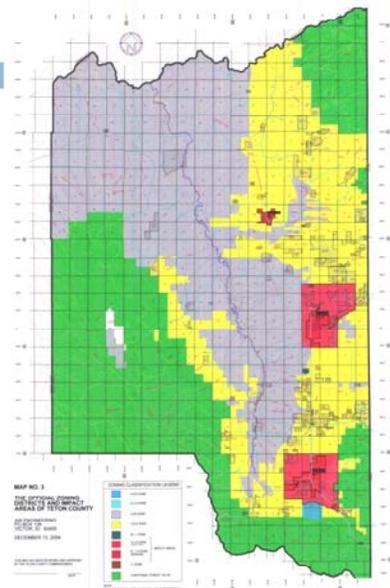
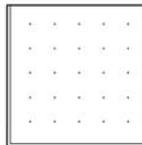
Zone Changes

- **Zone Changes** could either be up or down depending on location

Existing A2.5 Zone



Existing A20 Zone



Our current zoning in Teton County includes A20 (grey) and A2.5(yellow) which allows for a density of 1 house per 20 acres and 1 house per 2.5 acres.

On the left is a picture taken from the Hastings Lane area that includes developments that have 2 – 5 acre lots. This area is not yet built out. Square with dots on the underneath represents 1 section (1 mile x 1 mile) with a dot spaced every 2.5 acres.

In the middle is a picture from the Valley of approximately 1 house per 20 acre density. The lot surrounding the blue house in the foreground is 20-acres. Square with dots underneath represents 1 section (1 mile x 1 mile) with a dot spaced every 20 acres.

What tools you think
would be the most
effective in our valley?

DISCUSSION

Or are there other options??



CONTACT

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www.tetoncountyidaho.gov



If you have questions or comments – here is contact information for the County Planning Administrator.