
Core Committee Meeting #8- Minutes December 1, 2011

In Attendance:

Core Committee

Julie Stomper (General)
Cleve Booker (General)
Ian Noyes (General)
Dennie Arnold (Agriculture and Rural Heritage)
Amy Verbeten (Natural Resources + Outdoor Rec)
Tim Adams (Transportation)
Brian Gibson (Economic Development)

Teton High School Representatives

Joe Madsen
Jena Hickey

Consultant Team (Team 2020)

Jennifer Zung (Harmony Design + Engineering)
Randy Blough (Harmony Design + Engineering)

Meeting was called to order at 1:10 p.m.

1. **Minutes** - Meeting minutes from meeting #7 were reviewed. Tim made a motion to approve the minutes as presented. Amy seconded. All were in favor and the motion passed.
2. Written comments from Dave Hensel were read.
3. **Review of Current Framework Plans** – Three Framework Maps were presented which were based on the maps presented at the CC Meeting #7 and were revised based on comments from each of the Sub-Committees from their meetings last week. These Frameworks will be presented to the public during the public open house on 12/6/2011. The CC was asked to comment on any revisions they deemed necessary before the plans were presented at the open house. The following are comments made by the CC on each of the framework plans.
 - a. Framework #1 – includes some changes to existing zoning, classifies land uses into 4 zones, and incentivizes clustering.
 - i. CC recommended adding labels to roads, rivers, and other major features to make the maps more understandable.
 - ii. The conservation zone was discussed at length. Several members of the CC expressed concern over property rights issues with such a down-zone and questioned the density of 1 unit/60 acres. Decided to leave the zone as proposed for the public open house to get further public opinion it.
 - iii. The trail in the river corridor was discussed. It was noted that the Natural Resources and Outdoor Recreation SC would not support such a trail in the river corridor due to wildlife impacts and legal issues with conservation easements in that area. It was further clarified that a north-south trail located outside of the conservation easements and lowland river corridor could be supported. It was also noted that a “water trail” in the waterway is also supported.
 - iv. All access points along the river should be shown on the plan including the accesses at Bates and Rainey.

- b. Framework #2- consists of no changes to the existing zoning but adding overlay zones which employ sustainable land guidelines (SLG) for reducing development impacts. Development standards will increase as the environmental sensitivity increases.
 - i. The CC recommended moving the north gateway to the intersection of highway 33 and 32.
 - ii. The Ag Preservation Zone is the area that was previously named the Ag & Rural Heritage Area. It was recommended that the name be changed back to “Ag Preservation Area”.
- c. Framework #3 – consists of three zones with the majority of growth focused on urban areas and decreased density in the rural areas.
 - i. The CC was concerned with downzoning and property rights. The potential for establishing a TDR program was discussed as a possible way to achieve a downzone while creating development rights that can be sold.
 - ii. The CC recommended that the truck by-pass be shown with a darker line for clarity.
 - iii. It was noted that the east-west rail trail line needed to be moved to align with Bates Road.
 - iv. The CC recommended that more labels be shown on all three Frameworks for clarity.
- 4. The upcoming public workshop on December 6th was discussed. Members of the CC will help present the Framework Plans to the public.
- 5. The Frameworks will be available for public comment through January.
- 6. The CC suggested that an on line survey be developed to solicit input on the frameworks and aid in evaluating the elements of the Framework Plans. Team 2020 will develop the online survey and have it ready before the public open house.

Meeting adjourned at approximately 3:00 p.m.