

SC Mtg #7

Agenda - "Framework Evaluation"

Wednesday, November 16, 2011

Meeting Objective: Review the composite Plan Frameworks developed based on the Framework Workshop. Identify the best ideas that represent our community's adopted Vision.

Attendees: Marie Tyler, Alice Stevenson, Doug Self, Jo Haddox, Jeff Potter, Matthew Eagan

Absent: Diane Temple, Lindsey Moss, Tibby Plasse, Greg Casperson, Erica Linnell, Suzanne Arden, Carrie Mowrey, Jack Revoyr

County: Angie Rutherford, Curt Moore

Meeting was called to order at 8:39 AM

1. *Review and approve meeting minutes from SC Meeting #5 and joint SC + CC Meeting #6 (10 min) Changes & corrections were made.*
2. *Framework Maps Presentation (30 min)*
 - a. *Presentation and summary of "big ideas" included on 3 Framework Maps that were developed by Team 2020 based on the preliminary maps created during the Framework Workshop on October 26th. See following summary of the Framework Maps.*

Angie reviewed the 3 Frameworks. All groups came up with the idea of low density outside of towns. On Dec 6 at 5:30 PM, there will be a community meeting to review the 3 Frameworks after the SC comments have been approved by the CC. We were asked to invite our friends and neighbors to attend this meeting.

3. *Framework Maps Review & Feedback (60 min - 20 min each map)*
 - a. *Refinement of "big ideas". Review all Framework Maps and identify ideas on each plan that are most aligned with the community's adopted Vision Document.*
 - i. *Leave written comments or dots on the clear film provided over the Framework Maps.*
 - ii. *Leave written comments on the blank sheets provided for each Framework.*

The committee had discussion about the 3 frameworks. TDRs around historic townsites were discussed. TDRs probably wouldn't really work for currently populated townsites. There was a strong feeling for indoor recreational facility that includes indoor pool if economically feasible. We decided to not locate a site except to urge it be placed near a transportation hub. We all agreed that not all A-2.5 (current plan) is equal. Framework 3 is supported by the group with the addition of pieces of the other 2 frameworks (ag heritage, recreation centers, etc). Comments on the three Frameworks were written on the comment sheets.

Meeting adjourned at 10:34 AM.

FRAMEWORK 1

Framework 1 includes a series of land use zones which try to address how to change land development form without losing base entitlements. In each zone base entitlements are only allowed if clustering is used and minimum development acreage is available (60 acres, 80 acres, 100 acres, exact acreage not yet determined). Several 'zones' are identified:

1. Rural zone – 20 acre min zone, base parcel min 60 acres
2. Conservation zone – A20 land down-zoned to 1 DU/60 acres but development not allowed and compensated
3. 2.5 ac zone – require clustering to get base entitlement, if no clustering then pay into fund which could be used to fund trail systems or other community amenities. Summary entitlements are preserved with conditions.
4. Separator Zone –provides visual separator between communities of Driggs and Victor
5. Amenities for this Framework include
 - a. Trail system along Teton River
 - b. Perimeter trail around the valley
 - c. Valley-wide recreation program with a different feature in each community. Recreation program is 50% focused on tourism, 50% on locals. Many resort communities use recreation centers as way to get visitors to stay longer. Main recreation center focused in Driggs just off of the highway.

FRAMEWORK 2

Framework 2 identifies character zones based on what is on the ground currently.

1. Zone A (red) are urban zones
2. Zone B (white) have a different community character and sustainable land guidelines (SLG) such as conservation neighborhoods. These might have more rules to follow such as no clearing of vegetation allowed when constructing a home. Industrial character area identified near the Driggs airport.
3. Zone C (green) is an area with higher level of sensitivity for wildlife.
4. Zone D (blue) includes the existing wetland system and would have a high emphasis on water quality.
5. Amenities for the Framework include
 - a. A wide scenic corridor designation 0.5 mile on each side of Hwy 33.
 - b. Ag Heritage area in the northwest portion of the County with each city having a historic conservation area/museum destination.
 - c. Observatory on the hill northeast of Felt.
 - d. Solar field south of Driggs which can serve as a separator between communities

FRAMEWORK 3

Framework 3 has a focus of limiting fragmentation. Growth is focused in existing populated areas.

1. Quality Growth Neighborhoods (red) – include populated areas such as Driggs, Victor and Tetonia and also “Drictor” and historic townsites such as Clawson and Felt. Potential to upzone in these areas to encourage more density. Platted but not developed areas were excluded from Quality Growth Neighborhoods.
2. Rural Neighborhoods (yellow) – between 2.5 and 20 acre zoning to be changed to larger lot patterns, 1du/60 acres +/-.
3. Rural Conservation (green) – very large lots. Possible TDR program that uses these as sending areas if the Quality Growth Neighborhood zones could upzone enough to be receiving areas.
4. Amenities identified take advantage of what is there.
 - a. Rail trail connection with spur to Horseshoe Canyon.
 - b. Road connectivity on Stateline (bridge to Leigh Creek area).
 - c. Transit hubs in concentrated development areas (Driggs, Victor, “Drictor”, Hatches Corner, Tetonia, Felt. Transit hubs are located on the maps but each is to the scale appropriate for each area. Illustration shows a seamless transition from road to pedestrian rail trail.