



**TETON COUNTY LAND
DEVELOPMENT CODE
UPDATE**

**PUBLIC OUTREACH
SUMMARY**

JULY 2019

Introduction

Teton County, Idaho, in collaboration with planning consultants from Logan Simpson, conducted a series of small group stakeholder interviews and a public open house to gather valuable feedback from the community regarding what is working and what is not with the existing Land Development Code. The purpose of the stakeholder interviews and open house was not only to assess the successes and shortcomings of the code but also to:

- Inform the public of the scope of work;
- Stimulate community-wide interest in the Code update;
- Solicit candid feedback from those who know the code and development process best; and
- Identify initial Land Development Code themes or topics to address that will help inform the basis for the 2020 Code update.

This report outlines the method and structure for the small group stakeholder meetings and open house and summarizes the feedback gathered during the public engagement process so far.

Methodology

Over 50 individuals were interviewed in several small group stakeholder interview sessions over the course of four days in June and July of 2019. About 30 interested community members attended the open house held on July 17th.

Interviewers from the project team recorded in-depth notes on all concepts introduced by the stakeholders and comments from the public during the open house.

The notes were subsequently compiled, summarized, and sorted by categories and subcategories. The summarized findings presented in the following pages of this report are organized according to the following six topics:

1. Zoning and Uses
2. Predictability and Consistency
3. Subdivision Process
4. Overlay areas
5. Infrastructure
6. City and County Coordination



Stakeholder interviewees to-date include representatives from the following groups:

- Business Owners
- Community Leaders
- County GIS
- County Planners
- County Public Works
- County Sheriff's Office
- City Staff
- East Idaho Health + Safety
- Elected Officials
- Friends of the Teton River
- Idaho Fish and Game
- Interested Residents
- Property Owners
- Agricultural Operators
- Interested Non-Profit Organizations

Outreach Completed To-Date & Ongoing Opportunities

The Code Revision process will offer multiple opportunities for the public to contribute further on key issues during public outreach. Below are some events we have hosted and attended, or plan to host and attend, to receive public input. Stay tuned on more ways to get involved by regularly checking the project website for information and updates!

- Stakeholder Interviews at Teton County Town Hall
- Open House at Driggs Senior Center

How Will This Information Be Used?

The information from this initial outreach will set the foundation for ongoing information gathering and analysis to help make the most efficient use of project resources by revealing the best opportunities to direct future efforts. The project combination of input from public engagement efforts and the research/analysis as part of the audit of the existing land development code will shed light on the most pertinent issues and topics to address within the Code update.

Project Information:

TetonCountyIdaho.gov

WHAT WE ASKED:

STAKEHOLDER QUESTIONS

The following questions were used to guide the conversation during the Stakeholder Interviews:

- What are some challenges or successes with the current development review process?
- Is the current Land Development Code (LDC) easy to use? Are there parts of the LDC you find confusing?
- Are there ways the LDC could be revised to be more user-friendly?
- Are there bottlenecks in the development review process?
- What types of zoning issues are most problematic to residents? To developers?
- Is the process transparent? How can we communicate better with the public? With applicants?
- What are 3 key attributes are most important for preserving the rural character with new development?
- How do you envision County-wide transportation to change development in the area?
- Are there particular land use impacts (e.g., noise, light, traffic) that need to be addressed in the new LDC?

WHAT WE ASKED:

OPEN HOUSE QUESTIONS

The following questions (along with some background information) were provided on poster boards around the open house venue for attendees to comment on and use to guide discussion with their neighbors.

Residential Land Use

Question 1:

The 2012 Comprehensive Plan Framework Plan identifies character districts which support differing types of residential uses and living situations, including:

- Town Neighborhoods
- Rural Neighborhoods
- Rural Agriculture
- Foothills

How would you describe the nature of each of these areas (above) in terms of residences and neighborhoods?

Question 2:

What would be good ways to allow for farmers and ranchers to live on or near their lands?

Non-Residential Land Use

Question 1:

County zoning districts that provide for commercial uses are C-1, C-2, and C-3. Zones C-1 and C-2 allow for retail commercial businesses, and C-3 allows for wholesale commercial and light industrial uses.

Are there commercial land uses and businesses other than retail businesses that are more appropriate outside city limits than inside? What could those be and where would they be best located?

Question 2:

The County Code also contains an M-1 zone, that allows for manufacturing and industrial uses.

What manufacturing or industrial uses could be appropriate in the County? Where would those best be located?

Process

Question 1:

Have you had experience with the County's development application processes?

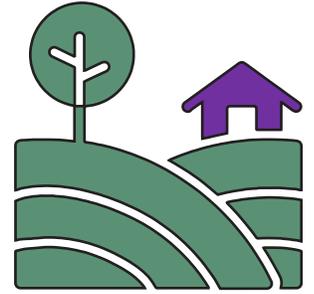
Question 2:

Do you support these ideas (below) or have other suggestions about how review processes can be improved?

- Reduce reliance on conditional use permits to authorize non-residential uses
- Clarify boundaries of overlay zones, and develop standard mitigations rather than relying on studies
- Clarify the authorities, regulations and review processes for projects in the Areas of City Impact
- Differentiate review processes between small land divisions and standard subdivisions
- Consider ways to reduce the number of required review steps, such as making more decision-making administrative, not requiring public hearings

SUMMARIZED FEEDBACK:

ZONING & USES



COMMON THEMES AND KEY TOPICS

- Should the Conditional Use Permit regulations and process be reviewed and enforced more carefully? Specifically home occupations?
- Commercial uses are supposed to be located within the cities, is there a better plan for how to achieve this with infill development?
- Are there specific commercial/industrial uses that should be allowed in specific areas outside of City limits? If so, what and where?
- How should we define and group residential densities?
- Should short-term rentals be permitted? How can we manage and monitor this?
- How can we ensure our code will be enforced?

SUMMARIZED FEEDBACK:

PREDICTABILITY & CONSISTENCY



COMMON THEMES AND KEY TOPICS

- How can we condense our procedures and processes for development and permits?
- How can we improve the definitions in our code?
- What is the level of detail for staff review required at different stages of each processes?
- How can we shorten review times for development?
- Should we use Covenants, Conditions, and Restrictions (CC&R's) to preserve and enhance property values, and encourage compliance?

SUMMARIZED FEEDBACK:

SUBDIVISION PROCESS



COMMON THEMES AND KEY TOPICS

- Is there a better way to address lot splits?
- How can we address estate planning? What are agricultural properties entitled to? These properties don't fit into the regular subdivision process and need to be treated differently.
- A lot of the large parcels in the county are being purchased, how can we manage density and development while preserving the natural resources and agricultural character?
- We currently require traffic impact studies for a 10 lot subdivision, fiscal impact studies for a 20 lot, and stormwater designs for all large subdivisions. Is this working?
- What are the necessary utility requirements for each new lot?

SUMMARIZED FEEDBACK:

OVERLAY AREAS



COMMON THEMES AND KEY TOPICS

- How can we preserve our agricultural areas and what does an "agricultural area" look like?
- How can we use overlays to preserve our rural character?
- How can we make the Natural Resource Overlay stronger and more clear? We could use more updated data.
- How can we limit development in irreplaceable natural areas such as Woods Creek Fen and Teton River Canyon?
- Should we remove the requirement to complete a study within wildlife overlays? Are there standard wildlife mitigation requirements we can enforce instead?

SUMMARIZED FEEDBACK:

INFRASTRUCTURE

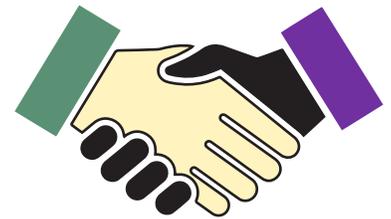


COMMON THEMES AND KEY TOPICS

- Currently, Driggs operates the sewer system for the whole valley. Is this the most efficient and effective process?
- When should we require traffic impact studies?
- How can we provide affordable housing options?
- We have no clear plan for multi-modal transportation networks, how can we ensure maintenance and connectivity?
- What tools can we use to control and regulate water supply and quality?
- Are there areas in the County that should always have enhanced septic systems?

SUMMARIZED FEEDBACK:

COUNTY & CITY COORDINATION



COMMON THEMES AND KEY TOPICS

- There is a need to address zoning in the Areas of Impact to reflect the future growth policies of each City. For example, 2.5 acre lots around the perimeter is neither useful for agricultural production nor development.
- How can we keep development density within the Cities?
- We need to review annexation policies within the County and Cities, where do we want to annex? What are our requirements for annexation?
- There is confusion in the public about which regulations/processes apply in the Areas of impact. Is this a hard or soft line?
- Would the County benefit from implementing Transfer of Development Rights (TDR's)?

INITIAL STAKEHOLDER NOTES

Teton County Land Development Code Update Stakeholder Interview Notes July 2019

ZONING AND USES

- Comp plans all state that commercial uses should be located in the cities, but the cities' plans don't call for expansion, want to encourage infill development first.
- Commercial expansion along highway? – There is some already, but the County Plan calls for commercial in the cities.
- County has commercial and industrial zones available, but they are only envisioned in impact areas. Existing commercial in the County is heavily dependent on CUPs.
- It is desirable to conform definitions, land use tables, and zoning designations among Driggs/Victor with this new County code
- Vacation homes in town (700 in the County overall) are moving toward short term rentals, which have a very different impact on services and infrastructure. Vacation homes up in Badger Creek or Alta Wyoming have a different type of demand on services.
- A current County code weakness is that there are not opportunities in the County for commercial uses that are not appropriate within the city.
- Currently there is no permitting or business licensing for commercial uses in the County.
- No code enforcement officer currently – Sheriff's office has not supported dedicating resources to code enforcement or land use issues.
- Doesn't think there would be a big problem with commercial and industrial in selected areas of the County, just need appropriate zones and clarification in the use tables.
- Perplexed by the 2.5 acre zoning designation – not big enough to farm, too big to mow
- Rocky Road industrial park – grandfathered use – blanket CUP on property – zoning in this area does not match. Idea: Re-zone to conform to the use if the area is appropriate.
- Need to provide certainty for established "commercial" areas
- Take on the political battle of rezoning/downzoning "zombie" 2.5 acre subdivisions.
- 2.5 acre lots will be the death of us
- Young people are looking for self-subsistence opportunities; bees, flowers, mushrooms, small organic farm-to-table ag operations – New age farmers. An example is Mountain Do Mushrooms – a home occupation that is very much desired but might not be considered truly legal by code.

- 2 zoning lot sizes fits all is not working. There needs to be a diversity of zoning types.
- The County should use the Comp Plan framework map to develop a new zoning map.
- Zombie subdivisions (8000 vacant lots). There is currently an abbreviated process to rezone them, but there need to be more incentives to reconfigure them.
- Should the County cap how much they can expand (25%?)
- Garden variety retail needs to go into the Cities
- Low impact/home occupations can remain in the County
- Existing Industrial uses can remain, but adverse impacts need to be mitigated.
- The 350' buffer along the highway is not sufficient
- Development should be clustered, rather than scattered like "Legos on the floor".
- There need to be TDR's and incentives to encourage the highest and best uses in appropriate locations.
- Need to create options for farmers to preserve their land and continue farming
- Need for zoning that encourages park development. Regulations could require % dedicated to public park, either land or money contribution.
- There is a need for commercial development opportunities outside of town (Driggs), both to the north and south
- City and county Zoning does not allow commercial development, townhouse zoning not available. Current zoning does not accommodate uses that are desired for development such as wine warehouse.
- Home occupation
 - Code is ok for small office
 - Code does not accommodate garage base businesses, ie: welding, blacksmith shop, etc. or firewood processing
 - Need new zone or expand allowed uses in current zone or change definitions for "commercial", "industrial"
- Code needs to allow for other small-scale industries. Businesses that want to come here that might not be appropriate in cities:
 - Bike manufacturing
 - Skis, ski binding manufacturing
 - Car detailing
 - Animal processing
 - Ag-tourism
 - Allow accessory retail for what is being produced on site but that does not result in strip-mall development outside of town
 - Allow accessory ag operations to become commercial operations during off season

- Code needs to support electronic commerce.
- Ultimately code and zoning purpose is to limit outside impacts of uses and impact on other properties.
- Code uses needs to allow for flexibility
 - Employee housing then used for something else after employees leave
 - Mother-in-law housing on site
- Use incentives to get desired results
- Placing lots closer to infrastructure, clustering
- Paying for open space
- Family Farm Alliance – largest deterrent to continue to farming is cost of regulations (paperwork, housing inspections, audits, employee housing standards) How can County partner with farmers to help them overcome what makes it hard for them to continue operating in order to help preserve valuable “open space”?
- Need to develop an easy to use zoning map – has been difficult in the past. It is important to understand how and why zones were drawn.
- Need to identify what commercial uses are appropriate in the County versus the cities
- Land Use tables contradicts itself
- Light industrial lots have the largest demand (for contractors and construction industry) and shortest supply
- Conditional Use permits – not business friendly, need to be more predictable by determining what is appropriate and where and allow them by zoning rather than CUP.
- Density needs to be addressed early
- Threshold policy choice such as how much residential use is ok and still have the character of Ag? To be determined at BOCC level.
- Code needs to be understandable to the public
- Code needs to be understandable to law enforcement
- We would love a “cheat sheet” of regulations for officers
- Are we treating code violations as misdemeanors or civil?

PREDICTABILITY AND CONSISTENCY

- Home occupation regulations need to be reviewed carefully – welders, blacksmiths – often in appropriate facilities, but are hard to accommodate with the current land use table. There needs to be more predictability instead of relying on CUP or special use authorizations. A list of criteria for such uses could provide more predictability.
- ADU's – review size/standards/thresholds/locations
- The CUP processes have taken up too much PC time over the years. They are:
 - Unpredictable
 - Effectively create "spot" zones
 - The CUP process shouldn't focus on what uses are appropriate, but rather specify actual conditions, like hours of operation, lighting impacts, etc
 - CUPs should be reviewed every 5 years
- Problem with information from County and Cities on what is required for development being inconsistent and unreliable.
- Land Use map and table is unclear
- Code needs to be easy to understand and predictable
- Zoning and land division options do not complement character areas mapped and defined in the Comp Plan (Framework Map)
- Significant/Insignificant Plat Amendment sections are confusing and do not address renewal/update of development agreements. Needs to be cheaper and easier to re-plat old subdivisions when decreasing densities (this is currently considered "significant") and re-negotiate development agreements that have expired.
- Home Occupation section is antiquated and confusing. Business permitting (in the county) needs to be required for infrastructure (septic, sewer), safety, and economic development purposes (including tracking of businesses and short term rentals). Currently we have no business license system in the county.
- Conditional Use Permits and Enforcement of them. Many incompatible uses are allowed through the CUP process. There has been a reluctance to deny them by most boards. CUPs should not transfer automatically when land is sold or transfers ownership (examples Fox Creek Quarry, Ricks College Outdoor Learning Center).
- Temporary housing, campgrounds, RVs - need better definitions and regulations associated with residential use of temporary and mobile structures.
- Area of Impact Agreements need to be updated as does the zoning in the Aol to allow for future desired growth with a firm urban growth boundary.

INFRASTRUCTURE

- Driggs operates the sewer system for the whole valley, including Victor. If you can't develop with septic in County (1 ¼ acre lot is generally the smallest for water and septic) then you need to annex. Idea: Community water systems? Package treatment plants? Shared central septic systems?
- Outdoor lighting standards – in two different locations in the County code, but the same standards – Need to review to ensure consistency with Driggs and Victor.
- Fire ponds = next least favorite part of code. Subdivisions of 3 lots or more need water supply for fire suppression.
- Fire protection district – Is a special district with taxing power and a budget blessed by the County Commission. They have no impact fees, it is a taxing district.
- The fire suppression is required by IFC, not County codes. Should double check the threshold # of lots that require fire ponds.
- Affordable housing - There is a joint tech advisory committee working together on strategic plan for affordable housing in the County. They have created a joint housing authority.
- Non-motorized transportation network does not seem to be addressed in the code and it should be
- The CIP needs to address trail maintenance
- The 2014 pathways plan does not appear to be incorporated into the code nor the transportation plan. It is clear in the PUD regulations that if you are close to a designated pathway you must connect
- The County should evaluate the increase a project will create in vehicle miles traveled (VMT) instead of the level of service on the adjacent roads as an incentive to provide for more non-vehicle options in development projects. Jackson is using VMT as is CalTrans in California. This is relevant, especially with regard to ebikes becoming more popular as a mode of transportation.
- Impact fees are funding for circulation and recreation. They only fund new construction not maintenance, which leaves a funding void.
- Water quantity – need to maintain recharge– unlined canals and ag preservation are key.
- Groundwater quality – nitrogen, high levels of nitrogen, not sure if it is from ag or septic, or density. The nutrient pathogen ordinance is a great start, but she likes Gary's concept of the default being mitigation, rather than a study.
- Setbacks – all streams in area are on alluvial fans therefore current location of active stream channel is ever changing so from risk mitigation standpoint a channel migration zone could be more appropriate LS research tools
 - Start with a larger buffer and if you can prove no negative impact by building closer than you can

do a site specific study

- Farming community – many of the ag members are willing to be involved to understand how better to preserve ag operations, some of them have good ideas/ solutions
- Fire ponds are part of fire suppression system and should be dedicated to fire district for maintenance, inspection, and operation.
- Need to have a discussion with County and Fire District on how this is handled. Public safety issue and fire ponds are not being maintained.
- Infrastructure availability limits growth – sewer service is based on capacity at Driggs plant. This has not allowed dense development in the City.
- Should a sewer service district be created to expand service area and help pay for service?
- Natural resource protection is important – create a code that identifies specific resources that need to be protected and where. The County needs to do some homework and identify those resources. BMPs rather than studies would be an improvement.

SUBDIVISIONS

- People are buying the 5-10 acre lots in the County, rather than the 2.5 acre ones.
- Area of impact buffer could serve as an “urban reserve”. Currently largely 2.5 acre zoning. Need larger than 2.5 acre lots because in order to allow for future planning and subdivision (10-20 acre minimum).
- The Transportation Master Plan is in process. The County has provided comments on the draft, and the consultant is currently addressing revisions – Darryl Johnson (Public Works Director) is close to having a final draft for the Commission. Issues include:
 - Lack of connection among all of the 2.5 acre subdivision.
 - County is not maintaining some publicly dedicated roads
 - Standalone road improvements guidelines should be developed, apart from the development code
 - There are “guidelines”, but no formal access management plan for major roads
- The applicant is required to submit stormwater designs – have not seen a lot of these due to lack of large subdivisions. May not be needed in all circumstances, but wants to keep a handle on potential adverse effects.
- Traffic impact studies are required at 10 lots, fiscal impact studies at 20, are they adding value to the process?
- Checklists do not include stormwater design, but it is in ordinance so some parameters are needed even if a determination is made that a full design is not needed at pre-application. Considerations include:
 - Need to ensure no negative impact on downstream properties
 - What is the threshold on slope, soils, etc. to require full design?
 - Need to evaluate infrastructure management, roads that block flow, drainage channels, etc.
 - A design requirement probably should be the norm, but could be waived at the discretion of the public works director.
 - Maybe have the engineer submit preliminary drainage report that determines impact and then determine the need for a full stormwater design
- Infrastructure, utilities – what is the requirement for each lot?
 - Telecommunications should be discretionary – currently addressed in development agreement – should we just keep that?
 - Electric must be provided unless an alternative is proposed, i.e. solar/off the grid
 - A similar provision could apply to water and sewer to allow flexibility. Composting toilets, cisterns, etc.
 - Road access is the only requirement for safety
 - There is not good language to demonstrate the adequacy of the proposed water supply (example of an approved plat with a central water system where the well did not have the capacity to serve).
- Traffic impact study

- If the service level on the receiving street is lowered by a new subdivision then what? There are no "if this happens, then this is what is required" provisions in the code. Who pays for the required fix?
- Review impact fees
- Access Management
 - The County has adopted an access management plan, but there's no reference currently in the code. Need additional language to preclude too many curb cuts related to satellite lots and small lot subdivisions. Should require the developer to get a road access permit from the County road and bridge department.
 - 9-4-1 (C) language addresses a design for a two lot subdivision, but there is no real requirement in the code.
- Review and approval procedures need to be all in one place in the code.
- There is a disconnect among the subdivision improvement agreements/designs and the as-built drawings. When should the final plat be recorded?
- Level of detail for staff review at different stages of plat review. The draft code has helpful language, but it is not being utilized (a design review committee)
- Process
 - The Ag exemption from subdivision requirements is a mess of a process
 - Ordinance states that an Ag subdivided parcel is not available for residential development – no building rights
 - Staff spends a lot of time assessing if a one-time only lot split is allowed. Need some codified standards to help define.
 - Comp Plan has language to support Jim's theory of how to subdivide for family/ag purposes – Identify the allowable residential "density" in agricultural areas (1 unit per 20 acres, 30, 40, 80?) that will allow it to remain agricultural in use, and then allow for that "density" to be clustered on small lots.
- The County would like to stop judicial land splits.
- Rural reserve PUD – allows family cluster development while keeping the rest in agricultural uses. See discussion of allowable "density", above.
- PUD/Subdivision process is taking 1-1.5 years currently. Ideas include:
 - Allow for a one-time only lot split as an administrative process.
 - Track lot splits on GIS to show the affected lands
 - Require that any future subdivision of any of the tracked lands goes through the full subdivision process
- The one size fits all subdivision process does not work for family estate planning
- The County Commissioners put a moratorium on subdivisions in about 2007
- Need for posting bond (or letter of credit, though banks are not issuing these anymore) AND completing improvements prior to recording final plat and allowing sell of lots.
- Discussion on preliminary and final plat process and timing of infrastructure

improvements.

- Code needs to clarify this process and current policy.
- Concern about building all infrastructure prior to final plat approval. Also concern about having final plat hearing but not getting signatures right away due to change in board members when infrastructure is finally completed.
- One option to have final plat hearing, sign plat, build infrastructure, record plat. Reduce need for development agreement and financial surety since holding recordation of plat.
- There should not be substantial changes between preliminary and final plat. Final plat hearing should be simple – consent agenda type item. However, this means that everything is done at Preliminary Plat, which can be difficult as well.
- Discussed One Time Only lot split
 - Overlay analysis is required. Can be too expensive for developers.
 - There has been confusion in the past regarding what lots are allowed to be split with One Time Only – depends on staff interpretation. Need to avoid inconsistency with staff and be clear in code.
- Issue with no inspection of house placement and location in building envelope or that foundation constructed in correct place.
 - Need for development regulations on individual lot level – permits for grading, site plan, skylining, etc. as part of building permit process.
 - Need for clear checklist for evaluating parcels for buildability. Include all potential site constraints (wetlands, floodplains, lot of record, etc.).
- Building rights – are there parcels that don't have building rights?
 - Idaho law states that all parcels have a building right.
 - Policies of past administrators determined that some parcels do not have building rights due to how they were platted.
 - Current administrator agrees that all parcels have inherent building rights. However, they will need to meet all building requirements for fire access, setbacks, etc. to make them safe.
- Need to state in new code that all existing parcels will have grandfathered rights
- In favor of planning, where edges should be solid vs. soft – transitions between zones (2.5 vs. 20 acre zones)
 - Should growth be encouraged where there is already density? Like Valley Vistas?
 - Regulation to stifle growth vs. planning to create community. We want the latter.
 - Use regulatory tools to encourage what is wanted.
- Agree that CCRs shouldn't be required – although that may result in more subdivisions, since most existing ones have CC&Rs and many buyers want lots that don't have CCRs.
- Possible targeted encouragement of re-platting of subdivisions?
- Encourage more density where desired and less density where not desired.
- Maybe "zombie" subdivisions are ok since they are not being developed and are essentially open space.

- Majority of vacant lots in the County are owned by out of county people – this provides good tax base from outside money
- Impact of residential lot in county may not be as harmful as indicated in previously published white paper
- Current code does not provide good options for preservation of agricultural land or agricultural/conservation subdivisions

CITY & COUNTY COORDINATION

- There is confusion in the public about which regulations/processes apply in the Areas of impact (AI). "City of Driggs Land Development Code shall apply within areas of impact". Future lands uses in AI should be at the direction of the cities, anticipating future annexation. County code could clarify this.
- How can we keep development density within the towns?
- Annexation can be initiated by City or property owners
- Driggs will be reviewing annexation policies and the growth management boundary as part of the Comprehensive Plan update
- Application procedure in the impact areas: the application comes through the County first, but is reviewed by the City PZ, which makes a recommendation to the County Commission. Victor has moved toward de-annexation – County is not using their standards in the Victor impact area.
- Driggs is looking for TDR and clustering opportunities to keep density in the City.
- The County doesn't have a mechanism to collect lodging tax.
- The sign ordinance and floodplain ordinance are not captured in impact areas. For the floodplain specifically, look at coordination between the County and City.
- Idaho law allows for a joint City/County planning commission to help out in the areas of impact. Big ideas need to come to the Board of Commissioners.
- Gallatin County has an environmental impact fee, as do Bitterroot and Boise Counties
- CCR's - should these be required by the County since the County does not enforce?
- This could be making the County susceptible to a lawsuit.
- Need to provide services in order to annex. City requires sewer connection, but City won't annex anything that is discontinuous

OVERLAY AREAS

- People have to do an expensive study if their property touches a wildlife overlay, this study doesn't really do anything and no results are required to be followed. We need standards for each overlay instead.
 - Start with list of critical components in each habitat area of overlay (IDFG can do)
 - Create meaningful standards for each
 - Kick to other groups for review
- West of Driggs = heavy wetlands, not too developable.
- While the intent and support for overlay zones is supported, implementation of the overlay zones has been problematic. The airport overlay was already worked through with Driggs, and so should be okay. The design review overlay could affect Driggs. The wildlife overlay, in particular, calls for studies that may not be warranted. The current draft ordinance just took the other overlays as is.
- The scenic corridor between Driggs and Victor was analyzed during the draft code update, but is a setback that doesn't take into account the true scenic corridor – regulations might be inadequate.
- Unincorporated town sites are unique and should be addressed as such. Maybe township zoning specific to each site, could reduce setbacks in these areas for example.
- An alternative to requiring the studies might be to provide BMP's to show how others are accomplishing the desired objectives as a step in the subdivision process – query Idaho Department of Fish and Game for suggestions on BMPs.
- Madison County – an example of an alternative to requiring the study in every case – allow the developer to either install enhanced systems, or conduct a study to demonstrate it isn't needed.
- We like standard mitigations in the overlay areas – a study can be done if they don't want to adhere to the standards.
- The language “mitigate to the maximum extent feasible” language in the wildlife overlay – too vague/arbitrary
- We need to preserve rural character
- Natural Resource Overlay
 - The last map update was in 2003(?)
 - The County needs new data to identify things like the fairly new elk herd
 - The requirements of the overlay need to be stronger and more clear
- Teton County Wyoming has a scenic resource overlay to protect the larger views. County should consider something similar. Blaine County/Ketchum has a good overlay scenic overlay system. They also have a levy that effectively taxes themselves for the

purchase of land for preservation.

- There are irreplaceable resources that cannot handle any development such as: Woods Creek Fin and the Teton River Canyon
- There needs to be a plan for managing open space. Idea: agriculture may be the best management tool for Teton County open space.
- The County is experiencing death by a thousand cuts – natural resources need protection
- Henrys Fork and Teton Valley are the most valuable habitat for wildlife, a resource for the ecosystem
- Consider option to just do standard mitigations instead of requiring studies for all projects. If don't want to do standard then need study.
- Similar with NP Overlay – automatically need to do enhanced systems if in overlay or lot size less than 2.5 acres. If don't want to do enhanced system, then need to do study to show not needed.
- Better definitions for "critical" open space
- The Wildlife Overlay does not adequately protect wildlife habitat and movement corridors because it's a parcel by parcel or project by project approach rather than big picture. Plus wildlife studies rarely provide mitigation recommendations for the BoCC to implement. Living in the the Greater Yellowstone Ecosystem is a privilege; the world class wildlife populations in this ecosystem need secure habitat and movement corridors on private land within Teton County and beyond.
- Guidelines for development in hazardous and critical areas are either nonexistent or outdated - riparian/wetlands (flooding & channel migration), foothill/ forests (wildfires & avalanches), drinking water (quality & quantity), aquifer recharge areas (flood irrigation areas and old canals and ditches).