



Planning and Zoning Commission Draft Land Development Code Work Session Summary

Press Release for Immediate Release

Driggs, Idaho July 2, 2021

Overview

The Planning and Zoning Commission held their second work session on Tuesday June 29, 2021 to continue revising the draft Land Development Code (LDC). Per the work plan developed at the first meeting on June 22, 2021, the Commission began the discussion by reviewing the definitions housed in Chapter 7 of the draft LDC. The discussion then moved into a comparison of the Character Zones from the 2012 Comprehensive Plan to the proposed Zone Districts housed in Chapter 2 of the draft LDC. A more detailed summary of each of these conversations is included below.

Definitions

- The definition for Abutting was revised to add "Touching at the corners is not considered abutting".
- The words "Area of Impact" were added to the beginning of the definitions for AOI Agreement to clearly spell out the term AOI.
- There was some discussion on the term Agricultural Building with regards to whether it is consistent with the Right to Farm Act and building code. The Consultant team flagged this term for additional review.
- The word "adjacent" was replaced with "contiguous" in the definition of Boundary Adjustment.
- The term Development Activity was discussed with regards to agricultural activity and the definition was flagged for additional review by the Consultant team to clarify.
- There was discussion around the term Family with regards to the term "degree of kinship". The definition was flagged for review against Idaho Code section 67-6531 referenced in the definition.
- Within the definition for Individual with Disabilities, the term "mental retardation" was flagged for review and potential update per current politically correct terminology.
- There was some discussion on Manufactured Homes and Manufactured Home Park or Subdivision with regards to how they are defined by permanent foundation or footing. Additionally, the term in the "N" section for New Manufactured Home Park or Subdivision was moved to be located with the other Manufactured Home definitions in the "M" section for ease of use.
- The last line of Motion Detector relating to timing was removed.
- The term Principal (with regards to a structure) was flagged for discussion at a later date with regards to accessory dwellings.

- The term “Land Use District” within the definition for Rezone was changed to “Zone District” to be consistent with Chapter 2 terminology.
- The term Wind Turbine was updated to remove the words “by means of rotor”

Character Areas and Zone Districts

First, the Planning Administrator walked the Planning and Zoning Commission (Commission) through the Use Table on page 3-23 of the draft LDC to explain how each Zone District relates to the Use Categories described in Chapter 3 that will be discussed in more detail throughout the next few work sessions. The Commission made the suggestion to revise the format of the table to spell out the Zone Districts in the header and ensure that this information appears at the top of each page of the table.

Next, the Commission compared each Character Zone from the Comprehensive Plan to the proposed Zone Districts of the draft LDC by reading through the language in the Comprehensive Plan and then reading the description of each Zone District side by side. All Commissioners agreed that the descriptions were consistent.

Following general review of the descriptions, the Commission commenced the discussion on average density, starting with the Rural Neighborhood, RN-5 District. Currently, the majority of the lots in the new proposed RN-5 Zone District are zoned A2.5 which has a required minimum lot size of 2.5 acres. Much discussion took place as to the validity of the 5-acre average density vs the 2.5-acre minimum lot size. The Commissioners were in general agreement that the 2.5 acre parcels are not consistent with the Comprehensive Plan and are not the most desirable size. However, there was some concern with increasing to 5 acres as that would reduce the allowable subdivision of a larger parcel by half. The Commissioners focused much of their discussion on the idea of clustering and the following two concepts resulted from the discussion:

- Option A: Could keep the proposed 5-acre average density and allow a density bonus up to a 2.5 acre average density if the development is clustered. The Commission noted the benefits to the developer of clustering to reduce infrastructure and benefits to the County of creating less impact on the remaining open space.
- Option B: Could implement a system similar to the existing code which would allow a bonus lot with clustering. The Commissioners discussed taking this one more step with a graduated system for larger lots – of which there are few left undeveloped in this proposed RN-5 Zone District area.

Toward the end of the meeting, the Commissioners spent a few minutes cross referencing this discussion against the public comments and the decision was made to table the discussion until the next work session to allow the Commissioners the time to thoroughly think through the issues as this conversation will be the basis of discussion on the rest of the density discussions in future meetings.

Next Steps

As the PZC are making revisions to the Draft Code, they are utilizing the “Track Changes” and “Comment” features in Microsoft Word in order to demonstrate how the Code has been revised, with brief explanations why. The intent is to be as transparent as possible with the revision process.

The next work session will be on Tuesday, July 6, from 4:00 PM to 7:00 PM. The work session will be live streamed and recorded at: <http://tetoncountyid.igmp2.com/Citizens/Default.aspx> You may also join via zoom at: <https://us02web.zoom.us/j/701658496> Meeting ID: 701 658 496

On the 6th, the Commission will continue the discussion on the Zone District densities and, time permitting, will plan to discuss fences, beekeeping, and home businesses.

After the second draft of the Land Development Code is created, a public hearing will be held for public input and comment on the second draft (Specific date and time to be determined).

Public participation in this process is sincerely appreciated. Comments and suggestions are being used to create a Land Development Code that best represents our community.

Other Resources

Please visit the Land Development Code site for more information on the project:

<https://www.tetoncountyyidaho.gov/additionalInfo.php?deptID=18&pkTopics=736>