

TETON COUNTY PLANNING AND ZONING COMMISSION

Meeting Primer, February 16, 2016

County Commissioners' Meeting Room, Driggs, ID

Goals:

- Make sure we are comfortable with Articles 9,10,11,12 as a whole.
- Identify any deficiencies
- Understand the edits that still need to happen

Article 9,10,11,12 Review:

To get a jump on the February 16th meeting, here is a brief summary of Articles 9-12. I am including portions of these Articles that the City of Driggs PZC recommended to the City Council.

Article 9- Special Districts

Div. 9.1 Airport Vicinity Overlay- This district relies on the Driggs-Reed Memorial Airport Master Plan.

Div. 9.2 Flood Damage Prevention Overlay- This is a “partially” revised floodplain ordinance. In Article 13 we require setbacks from the floodplain, so this section is intended to only be utilized when a variance is obtained for development in the floodplain, or for projects such as bridges, culverts, bank stabilization, etc. The State of Idaho was working on a new floodplain ordinance, but the person who was working on it is no longer with the state. I am still waiting to see where that draft is in the development process.

Div. 9.3 Scenic Corridor Design Overlay- This section replaces our current scenic corridor regulations. This was drafted by code studio after a specific visit to the valley to address this issue.

Div. 9.4 Transfer Development Right Receiving Area Overlay- This section is intended to provide an additional incentive to vacate distressed subdivisions, as well as preserve unique areas in the Foothills, Lowland Ag, and Rural Ag. Districts.

Div. 9.5 Workforce Housing Overlay- This section is intended to provide density incentive for the construction of affordable/workforce housing. This section maybe one that we chose not to include until we renegotiate the AOI agreements with the cities. There will also be a reestablished Teton County Affordable Housing Commission, which may want to review/revise this section in the future.

Div. 9.6 Area of City Impact- This section recognizes the AOI. There should be a reference to the AOI Agreements that establish the boundaries, standards and review procedure more specifically.

Article 10- Use Provisions

We previously spent quite a bit of time reviewing the definitions of each use. We have not spent any time working on 10.2, the Allowed Use Table and identifying which uses are allowed where. We should focus our time there, and then review any specific uses where there is a question or concern by PZC members.

Article 11- Site Development

The City of Driggs did take the lead on revising the sign and outdoor lighting portions of the code.

Div. 11.1 Access and Parking- This is mainly intended for more “urban” development, but is important to have in place for those non-exempt uses.

Div. 11.2 Landscaping & Screening- This section is intended to provide standards for screening between less compatible uses, create parking lot standards, fencing standards (I would recommend removing the fencing plan in Article 13 (13.3.9), and utilize this portion of the code to establish the standard.)

Div. 11.3 Signs- A recent Supreme Court case has gutted the previously established basis for sign ordinances. At this time we are no longer supposed to use what the sign says, as a determination for regulation. It is even more convoluted than what it was before.

*I recommend that we utilize the City of Driggs Div. 11.3 Signs as the basis for our public review draft, as they had public input on it and went through it to make sure it was in compliance with the Supreme Court case.

Driggs- <http://tetonvalleycode.org/wp-content/uploads/2015/04/Article-11.3-PZ-Recommended-Draft-11-4-15.pdf>

Div. 11.4 Outdoor lighting- The City of Driggs PZC has recommended a few things that are different from the current version of our code. They include: when/how existing fixtures have to come into compliance and what fixtures are exempt.

Driggs- <http://tetonvalleycode.org/wp-content/uploads/2015/04/Article-11.4-PZ-Recommended-Draft-11-4-15.pdf>

Article 12- Streets and Public Improvements

The Public Works Director is the one that has the most authority for this Division. He is currently review Article 12 and his suggested edits will be forwarded to you as soon as he is done.

Div. 12.1 General Provisions-

Div. 12.2 Blocks, Lots, Access-

Div. 12.3 Existing Streets-

Div. 12.4 New Streets-

Div. 12.5 Utilities-

Div. 12.6 Parks-

Here are comments from the City of Driggs Public Works Director concerning Drictor:

Jason,

I met with Jared our Public Works Director on Friday and discussed Article 12 and specific questions about waste water service in Drictor here are his comments/responses:

- If the County were to permit development in Drictor should the development be REQUIRED to hook onto sewer? If it's within so many feet from the sewer line? *No- should be discretionary by the City at time of application. There is already a state requirement that if your septic tank fails and you are within so many feet of a sewer line, then you're required to connect. May want to follow up with Jared for the reference and # of feet.*
- Make sure County code requires that City of Driggs is the approving entity for sewer connections for all new developments. Public Works review and City Council issues a "will-serve."
- Driggs staff is interested to look at Drictor/County zoning maps when they are drafted to comment on sewer service.
- County would like to know the current WWTP's capacity to see how much Drictor development could be serviced. *This has been calculated by Aqua Engineers when they were designing the Waste Water Treatment Plant. Contact Eric at erics@aquang.com 801-683-3729.*