



## CONSIDERATION OF REVISIONS TO THE DRIGGS AREA OF CITY IMPACT ZONING MAP

Staff Report: Curt Moore  
Prepared February 4<sup>th</sup> for the Board of County Commissioners work session of February 17, 2011

### REQUEST:

A proposal initiated by the City of Driggs to enlarge the City Impact Area considered the inclusion of several additional areas. The final recommendation now includes only the Huntsman Springs area. The Area of City Impact standards and review procedures, agreed to by both the County and City, are used to process zoning and subdivision applications in this designated area. Once the Board and City Council agree that the proposed Area of City Impact boundary adjustments are acceptable to both, a Public Hearing will be duly noticed to formally adopt the revisions to the Official Zoning Map and City of Area Impact Map.

### PLANNING & ZONING COMMISSION RECOMMENDATIONS

The Teton County Planning & Zoning Commission and the City of Driggs Planning & Zoning Commission each separately held duly noticed Public Hearings and both Commissions unanimously recommend that the Driggs Area of City Impact boundary be adjusted to include the Huntsman Springs properties east of the existing Area of City Impact. The exhibit entitled City of Driggs Area Of City Impact Zoning Map, dated February 17, 2011 depicts the area as it would be revised.

### BACKGROUND:

- Idaho statute 67-6526 (a) outlines an Area of City Impact-Negotiation Procedure between the governing boards of each county and city. The governing boards shall adopt a map that identifies an area of city impact within the unincorporated areas of the county. Subsection (d) states: *Areas of Impact, plan and ordinance requirements shall remain fixed until both governing boards agree to renegotiate. In the event the city and county cannot agree, the judicial review process shall begin within thirty days after written request by the city and county...*
- Title 7 Chapter 1 of the Teton County Code outlines the various standards for Driggs and the County to administer the zoning and subdivision applications within the Area of City Impact. This section will need updating slightly to reflect a new map for 2011.
- The City Council of Driggs first requested that their Planning & Zoning Commission examine the map of City Impact and consider amending the boundaries to accommodate for developments that have taken place, such as Huntsman Springs, as well as areas that are closely tied to the operations and activities of the City.
- On December 8, 2010 the Driggs Planning & Zoning Commission considered a proposed enlargement of the Area of City Impact (AOCI) and in the end concluded that the Huntsman Springs area was the one area presently ripe for inclusion. The Commission unanimously recommended that the Huntsman Springs development area be included in the AOCI. The attached map and legal description depicts the revised AOCI. Other areas near the city were considered but it was felt that the Comprehensive Plan process was better tailored to identifying those precise areas and then designating future land uses on them. The close proximity and existing project approvals for Huntsman Springs made it the most obvious area for inclusion at this time. The December 8 meeting minutes are attached to this report.
- An email from City Planning Administrator Doug Self to the County Staff includes a good overview of considerations that factor into which new areas should be considered for inclusion within a City Impact Area; see the attached email of December 13, 2010.
- The Teton County Planning & Zoning Commission held a Public Hearing and discussed the official Area of Impact boundary amendment and also discussed a more informal "Area of Interest" designation. The Area of Interest would be a wider area around the City where the city asked to be notified about pending subdivision, zone changes, or Conditional Use applications being reviewed by the County. The County would simply mail the City a notification about a proposed development and the City, if interested could seek additional information and materials about the project. If the City chose, it might submit a comment letter much the same as Idaho Fish and Game or the Natural Resource Conservation District might chose to send a comment letter. No additional

