



SCENIC CORRIDOR REVIEW for:
Kaufman Timber (Roger Kaufman)
WHERE: 3235 N HWY 33
Prepared for the Planning & Zoning Commission
November 18, 2014

APPLICANT: Roger Kaufman
LANDOWNER: Roger Kaufman

APPLICABLE COUNTY CODE: Teton County Zoning Ordinance Section 8-5-2-D (SC) Scenic Corridor Overlay Regulations.

REQUEST: Roger Kaufman is requesting approval to build a pole barn on his property. The pole barn would be used for storage of existing equipment as part of Mr. Kaufman’s business, Kaufman Timber. The pole barn would be located directly behind an existing building, but the entire building envelope lies within the Scenic Corridor Overlay.

LEGAL DESCRIPTION: RP05N45E118400; TAX #1804 SEC 11 T5N R45E
LOCATION: 3235 N HWY 33
ZONING DISTRICT: C-3
PROPERTY SIZE: 5 acres
VICINITY MAP:



KAUFMAN PROPERTY: PROPOSED LOCATION OF POLE BARN



PROJECT BACKGROUND: Roger Kaufman's property is currently zoned C-3 and has a Conditional Use Permit for a lumberyard (Kaufman Timber), which were approved by the Teton County Board of County Commissioners on May 9, 2005. The west half of the property is within the scenic corridor. Mr. Kaufman submitted a commercial building permit for a pole barn and a scenic corridor application on November 6, 2014. The scenic corridor application was not completed until November 13, 2014. Before the building permit can be approved, a scenic corridor design review must occur and be approved for the structure. The pole barn has already been constructed.

The proposed pole barn will be approximately 194 feet from the outer edge of Highway 33's right of way. The barn will be 14 feet wide and 70 feet long. There will be a green, metal roof, and the south and west sides of the barn will be covered with white, metal sheets, acting as walls. The roof of the barn will be angled, and the height of the barn will be 15 feet on north side and approximately 12 to 13 feet on the south side. The barn will be used as a shelter and storage area for existing equipment at the proposed location, and no new storage is being requested with this application. There are two existing buildings on the property, a home and a shop. Both structures are within the scenic corridor and will partially block the view of the barn from Highway 33.

OVERVIEW OF SCENIC CORRIDOR REVIEW:

8-2-1-A. GENERAL DEFINITIONS: Scenic Corridor Overlay includes all lands lying within 330 feet of both sides of the rights-of-way for Idaho State Highways 31, 32, 33 and Ski Hill Road from Driggs City limits to the Wyoming state line.

8-5-1-D. PURPOSE: The purpose of this overlay area is to provide a design review procedure to ensure that key roads in Teton County are sufficiently protected from unsightly and incompatible land uses.

8-5-2-D (1) DESIGN REVIEW: All development shall be subject to design review to ensure that the location, scale, and appearance of buildings, structures, and development of land shall preserve the rural character of the areas bordering Idaho State Highways and Ski Hill Road and to prevent the construction of buildings that project upward beyond the ridgeline of any hill located within one (1) mile of major roads when viewed from those major roads.

Title 8 of the Teton County Code authorizes the Planning & Zoning Commission to make a final determination on scenic corridor applications. A development application shall only be approved if the Planning Commission finds that it meets the design review criteria.

8-5-2-D (3). DESIGN REVIEW CRITERIA:		STAFF COMMENTS:
SETBACKS	No permanent structures may be built within 50 feet of the outer edge of the road right of way, unless the parcel does not contain any buildable sites outside of the setback.	<i>The proposed pole barn will be located approximately 194 feet from the outer edge of Highway 33's right of way. C-3 requires rear and side setbacks of 10', which this complies with.</i>
BUILDING ENVELOPE	1. Building envelopes shall be located so that existing topography and natural vegetation will screen buildings from view from the State Highways and Ski Hill Road to the maximum extent feasible.	<i>There is minimal existing vegetation on the property and none that could screen the entire structure. There are trees around the existing home, which would help screen the structure from view if driving on Highway 33 from Tetonia toward Driggs.</i>
	2. Where existing topography and natural vegetation cannot be used to screen buildings, building envelopes should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge, rather than in the middle of a meadow, pasture, or hillside.	<i>The existing materials on the property for the lumberyard limit available locations for structures. The purpose of the pole barn is to act as shelter and storage of equipment, and the structure is being built over existing equipment on the property that is not being moved.</i>
	3. Building envelopes shall be located so that no portion of a building up to 30 feet tall shall be visible over the ridge of the hillside on which it is located when viewed from the State Highways and Ski Hill Road.	<i>The proposed building will not be located on a ridge or hillside. The property is relatively flat, and the structure will be behind an existing building. The structure will be 15'tall on the north side and 12'-13' tall on the south side.</i>
BUILDING MATERIALS	All non-agricultural buildings shall not be of highly reflective materials according to ASTM C6007, Light Reflectivity Index.	<i>The proposed pole barn will have wooden posts, a green, metal roof, and two sides will be covered with white, metal (west and south sides). The materials to build the structure are being reused from old projects. The applicant is willing to paint the structure any color necessary.</i>
ROADS & DRIVEWAYS	Roads and driveways shall be designed to eliminate the need to back out onto the State Highways or Ski Hill Road. Existing roads and driveways shall be used where practical. When it is not practical to use existing roads, then new roads and driveways shall be located to skirt the edge of meadows and pastures (i.e. avoid dividing them) to the maximum extent feasible	<i>No new roads or driveways are being proposed with this application. The existing driveway will be utilized, and there is adequate room available on the property for vehicles to turn around without backing out onto Highway 33.</i>
SCREENING	Landscaping shall be used to screen the view of any resource extraction sites, outdoor storage areas, outdoor trash collection areas, satellite dishes over two (2) meters in diameter, and areas with inoperable equipment or more than four (4) inoperable cars or trucks. Required landscaping should be high altitude, native plant material, trees and shrubs	<i>There is existing outdoor storage for the lumberyard on the property, but no new storage is proposed with this application. The pole barn will be located directly behind an existing building, screening it from the front. Trees and the existing home would screen it from view if driving from Tetonia toward Driggs, but the building and other outdoor storage would be visible if driving from Driggs toward Tetonia. It is staff's opinion that some form of screening should be added to the south property line to screen the building and existing outdoor storage from view when driving north on Highway 33 from Driggs toward Tetonia.</i>
THERE ARE ADDITIONAL PROVISIONS FOR SATELLITE DISHES, REVEGETATION, UTILITIES, AND SIGNS.		<i>The applicant is not proposing a satellite dish, utilities, or signs. There is an existing electrical hookup at the location, but nothing new is proposed. There is no existing vegetation in the proposed building site and disturbance will be minimal for installing posts, so it is staff's opinion that revegetation is not necessary.</i>

RECOMMENDED CONDITIONS OF APPROVAL:

1. Must comply with all federal, state, and local regulations.
2. All structures require a Teton County Building Permit and comply with Teton County Building Code.
3. If lights are desired, they must comply with Teton County Dark Sky Ordinance.
4. Install landscaping along the south property line so the barn and existing outdoor storage are not visible from Highway 33.
5. Building materials shall not be highly reflective materials.

PLANNING & ZONING COMMISSION ACTION:

A. Approve the scenic corridor permit request with the recommended conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.

B. Approve the scenic corridor permit request, with modifications to the application request, or adding conditions of approval, having provided the reasons and justifications for the approval and for any modifications or conditions.

C. Deny the scenic corridor permit request and provide the reasons and justifications for the denial.

D. Continue to a future PZC Meeting with reasons given as to the continuation or need for additional information.

PLANNING STAFF RECOMMENDATION:

Staff would recommend granting the scenic corridor permit if you feel comfortable that the designs described by the applicant in the application and in the testimony given meet the design criteria of the Scenic Corridor Overlay and you can specify the justification for the approval.

STAFF SUGGESTS THE FOLLOWING MOTION:

The following motion could state a finding of fact and conclusion of law if a Commissioner wanted to approve the application:

Having found that the proposed development for Kaufman Timber, on Roger Kaufman’s property, is consistent with the Teton County development ordinances, specifically Title 8-5-2-D, and Idaho State Statute, I move to approve the scenic corridor permit with the following conditions of approval:

1. *Must comply with all federal, state, and local regulations.*
2. *Comply with Teton County Building Code.*
3. *If lights are desired, they must comply with Teton County Dark Sky Ordinance.*
4. *Install landscaping along the south property line so the barn and existing outdoor storage are not visible from Highway 33.*
5. *Building materials shall not be highly reflective materials.*

Prepared by Kristin Rader

Attachments:

- | | |
|----------------|---|
| 1. Application | 4. Building Plan |
| 2. Deed | 5. Site Visit Photos |
| 3. Site Plan | 6. Google Earth Images Showing Views from Highway |

End of Staff Report



SCENIC CORRIDOR OVERLAY APPLICATION

Teton County, Idaho

The Planning Staff will review this request for completeness. The Planning and Zoning Commission will make the final decision at their regularly scheduled meeting. The applicant is encouraged to discuss this application with the Planning Staff prior to submittal.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Roger Kaufman

Applicant: Kaufman Timber LLC E-mail: kaufmantimber@gmail.com

Phone: (208) 354-2788 Mailing Address: 3235 N Hwy 33

City: Driggs State: ID Zip Code: 83422

Location and Zoning District:

Address: 3235 N Hwy 33 Driggs ID Parcel Number: RPO5N45E118400

Section: 11 Township: 5N Range: 45E Total Acreage: 5 acres

Latest recorded deed to the property \$200.00 Affidavit of Legal Interest
Fees in accordance with current fee schedule 1300

I, the undersigned, understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Planning and Zoning Commission public meeting.

• Applicant Signature: Roger Kaufman Date: 11-6-14

I, the undersigned, am the owner of the referenced property and do hereby give my permission to _____ to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

• Owner Signature: Roger Kaufman Date: 11-6-14

Fees are non-refundable. Received on: 11-6-2014 By: KMR

Draft # 1 Supersedes previous? Y N

1 of 3

Submitted to BoCC or PZC Hearing

Hearing Date: 11/18/2014

SECTION II: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

In accordance with 8-5-2 (C) of the Teton County Zoning Ordinance the Scenic Corridor Overlay shall apply to those lands within 330' of both sides of the right-of-way for Idaho State Highways 31, 32, 33 and Ski Hill Road from Driggs city limits to the Wyoming stateline.

- Design Review: All development shall be subject to design review to ensure that the location, scale, and appearance of buildings, structures, and development of land shall preserve the rural character of the areas bordering Idaho State Highways and Ski Hill Road and to prevent the construction of buildings that project upward beyond the ridgeline of any hill located within one (1) mile of major roads when viewed from those major roads.
- Documentation Required: The applicant shall submit plans and drawings showing all existing structures, building envelopes for all proposed structures, setbacks from the closest State Highway or Ski Hill Road, as applicable, existing and proposed landscaping and fences, existing and proposed off-street parking areas, and drawings of exterior elevations of primary structures visible from the closest State Highway or Ski Hill Road. These materials will be submitted with a conditional use or building permit application, and at the preliminary plat stage of a subdivision or PUD application.
- Design Review Criteria: A development application shall only be approved if the Commission finds that it meets the following criteria:

Setbacks: No permanent structure shall be constructed within fifty (50) feet of the outer edge of the road right-of-way, unless the parcel does not contain any buildable site outside of the setback area in, which case primary structures shall be located as far from the outer edge of the road right-of-way as possible.

Building Envelopes: The development shall identify building envelopes for all primary and accessory structures. Building envelopes shall comply with the following requirements:

- 1) Building envelopes shall be located so that existing topography and natural vegetation, such as ridges, hills, and existing trees, will screen buildings from view from the State Highways and Ski Hill Road to the maximum extent feasible.
- 2) Where existing topography and natural vegetation cannot be used to screen buildings as described in Subsection 1 above, building envelopes should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge, rather than in the middle of a meadow, pasture, or hillside.

Notwithstanding Subsections 1 and 2 above, building envelopes shall be located so that no portion of a building up to thirty (30) feet tall shall be visible over the ridge of the hillside on which it is located when viewed from the State Highways and Ski Hill Road, and the applicant shall submit a sight line analysis in sufficient detail to confirm that this standard has been met.

Building Materials: All non-agricultural buildings shall not be of highly reflective materials according to ASTM C6007, Light Reflectivity Index.

Roads and Driveways: Roads and driveways shall be designed to eliminate the need to back out onto the State Highways or Ski Hill Road. Existing roads and driveways shall be used where practical. When it is not practical to use existing roads, then new roads and driveways shall be located to skirt the edge of meadows and pastures (i.e. avoid dividing them) to the maximum extent feasible.

Satellite Dishes: All satellite dishes in the proposed development shall be located to minimize visibility from the State Highways and Ski Hill Road and shall use earth tone colors and/or screening to minimize their visual impact.

Screening: Landscaping shall be used to screen the view of any resource extraction sites, outdoor storage areas, outdoor trash collection areas, satellite dishes over two (2) meters in diameter, and areas with inoperable equipment or more than four (4) inoperable cars or trucks. Required landscaping should be high altitude, native plant material, trees and shrubs.

Revegetation: The applicant shall revegetate all areas disturbed by grading or cut-and-fill activity with plants similar to those on the remainder of the development site as each stage of grading is completed, and no later than one (1) year after construction.

Utilities: All service utilities (including but not limited to electric and telecommunication lines) shall be placed underground.

SECTION III: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION IV: PLANNING AND ZONING COMMISSION ACTION

SECTION V: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

Application is considered complete and accepted on this the _____ day of _____, 20__.

Planning Administrator/Designee Signature: _____



SCENIC CORRIDOR OVERLAY APPLICATION

Teton County, Idaho

The Planning Staff will review this request for completeness. The Planning and Zoning Commission will make the final decision at their regularly scheduled meeting. The applicant is encouraged to discuss this application to submittal.

of your application, please be sure to address each of the following items.

AND PROPERTY RELATED DATA

Kaufman
Timber LLC E-mail: Kaufmantimber@gmail.com
 Mailing Address: 3235 N Hwy 33
 State: ID Zip Code: 83422

ct:
33 Driggs ID Parcel Number: RPO5N45E118400
 Ship: 5N Range: 45E Total Acreage: 5 acres

led deed to the property \$250.00 Affidavit of Legal Interest
 rdance with current fee schedule 0.00

that the items listed below are required for my application to be considered complete and for for the Planning and Zoning Commission public meeting.

Roger Kaufman Date: 11-6-14

r of the referenced property and do hereby give my permission to _____
 e in the matters of this application. I have read the attached information regarding the
 d it to be correct.

Roger Kaufman Date: 11-6-14

Fees are non-refundable. Received on: 11-6-2014 By: KMR

Draft # 1 Supersedes previous? Y N
 1 of 3

Submitted to BoCC or PZC Hearing

Hearing Date: 11/18/2014

First Interstate Bank
 888-752-3336

PAY TO THE ORDER OF: Teton County
Two Hundred and 00/100

Kaufman Timber, Inc.
 3235 N Hwy 33
 Driggs, ID 83422
 (208) 354-2788

DATE: 11-12-13
 \$ 200.00
 DOLLARS

7955

141300

RECEIVED

FEB 05 2001

TETON CO., ID
CLERK RECORDER

Instrument # 141300

DRIGGS, TETON, IDAHO
2001-02-05 09:33:22 No. of Pages: 1
Recorded for : ALLIANCE TITLE & ESCROW
NOLAN G. BOYLE Fee: 3.00
Ex-Officio Recorder Deputy *N. Smith*
Index to: DEED, QUIT-CLAIM

QUITCLAIM DEED

ORDER NO.: 3050110657-L

FOR VALUE RECEIVED, Natalie Kaufman

Do(es) hereby convey, release, remise and forever quit claim unto

Roger Allen Kaufman, a married man as his sole and separate property

whose current address is:: 321 North Hwy. 33, Driggs, Idaho 83422

the following described premises:

Township 5 North, Range 45 East, Boise Meridian, Teton County, Idaho.

Section 11: Beginning at a point 990 feet North of the Southwest corner of the Southeast Quarter; and running thence North 330 feet; thence East 660 feet; thence South 330 feet; thence West 660 feet to the point of beginning.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

February 2, 2001

Natalie Kaufman
Natalie Kaufman

State of Idaho)
County of Teton) ss.

On this 2 day of February, in the year 2001, before me, a Notary Public in and for said state, personally appeared Natalie Kaufman known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

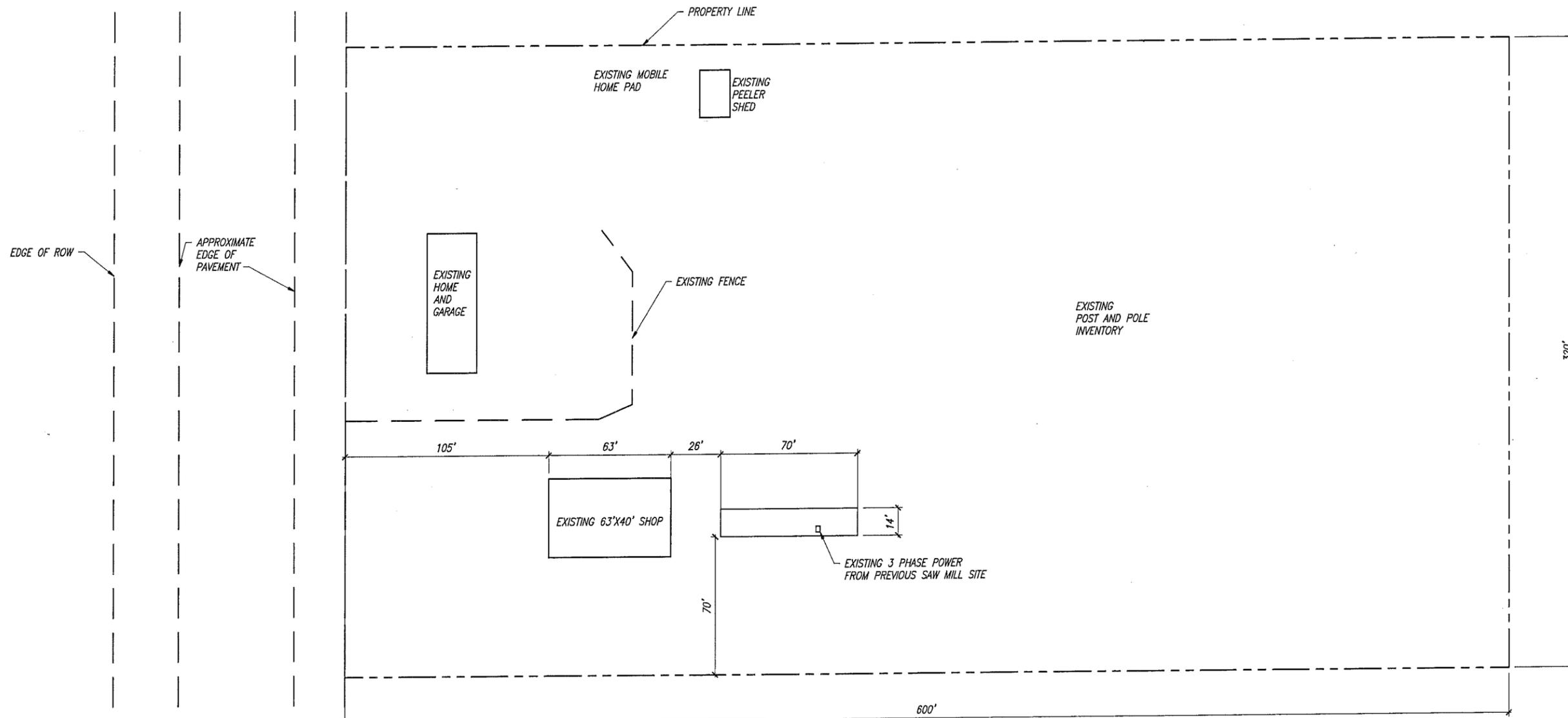
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



Jana Jensen
Notary Public for the State of Idaho
Residing at: *W.C.*
Commission Expires: *April 16, 2004*

141300

Plotted: Nov 13, 2014 - 12:35 Owner S:\Projects\2014\Proposals\Kaufman\Kaufman.dwg Layout Name: Layout1 xrefs: titlesht



SITE LAYOUT

Scale: 1" = 30'

Received on: 11-13-2014 By: KMR

Draft # 1 Supersedes previous? Y N

Submitted to BoCC or PZC Hearing

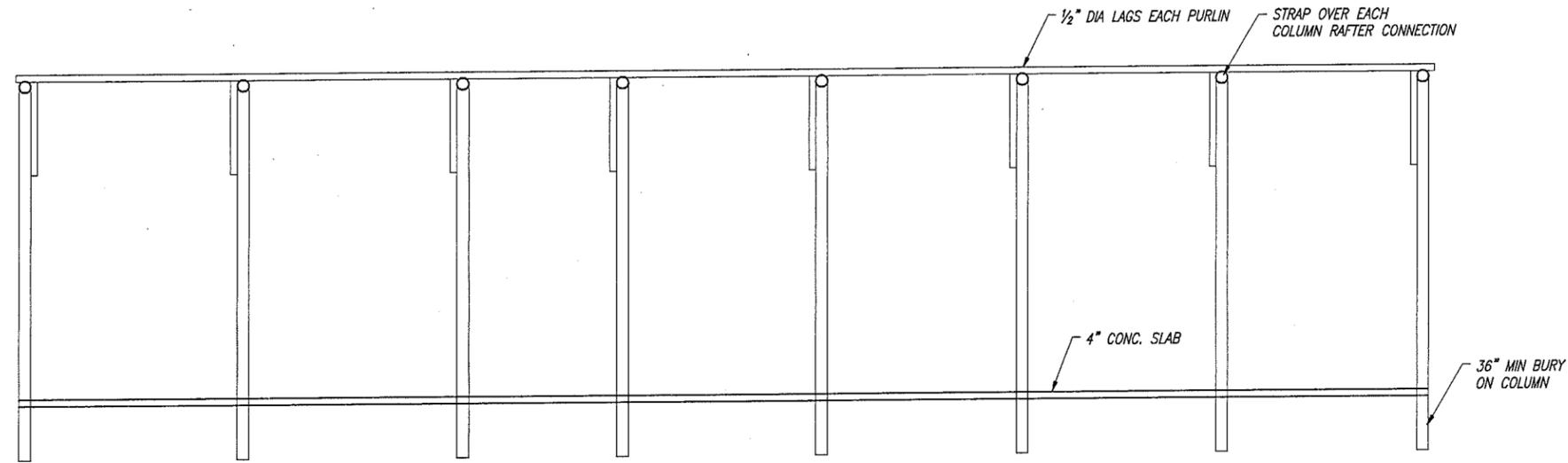
Hearing Date: 11/18/2014

Rev.	Date	By	Description

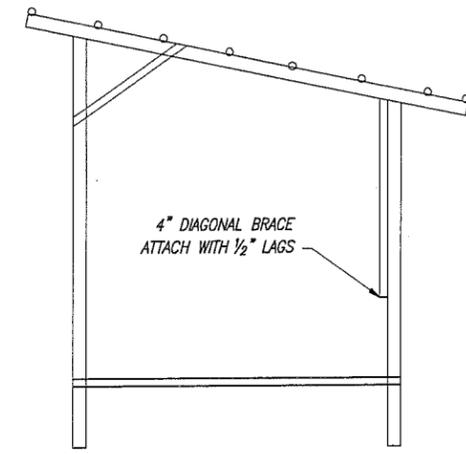
SARGENT
 Sargent Engineers, Inc.
 1290 Arrowhead Plaza Way
 Driggs, Idaho 83422
 Tel. 208 354-4400 • Fax 208 354-4420

Kaufman Timber Pointing Shed
 3235 North Hwy 33
 Driggs, Idaho 83422
 SITE PLAN

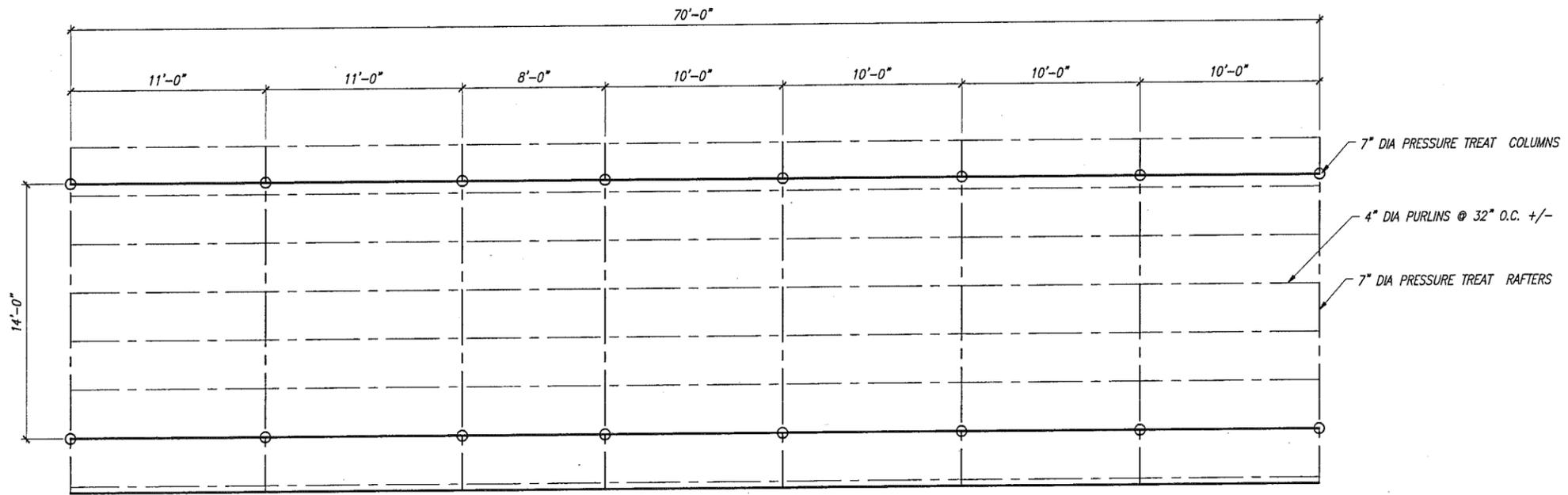
Designed by: kjm	
Checked by: .	
Proj. Drafter: KJM	
Drafter: .	
Issue Date: 11/13/14	
Project Ref.: .	
Client Ref.: .	
SHEET NO. C1	OF 2 SHEETS



FRONT ELEVATION
Scale: 1/8" = 1'-0"



END ELEVATION
Scale: 1/8" = 1'-0"



PLAN VIEW
Scale: 1/8" = 1'-0"

SOUTH COVERED

W69x COVERED

Received on: 11-13-2014 By: KMR

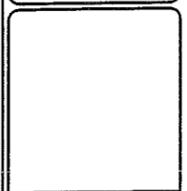
Draft # 1 Supersedes previous? Y N

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Hearing Date: 11/18/2014

Rev.	Date	By	Description

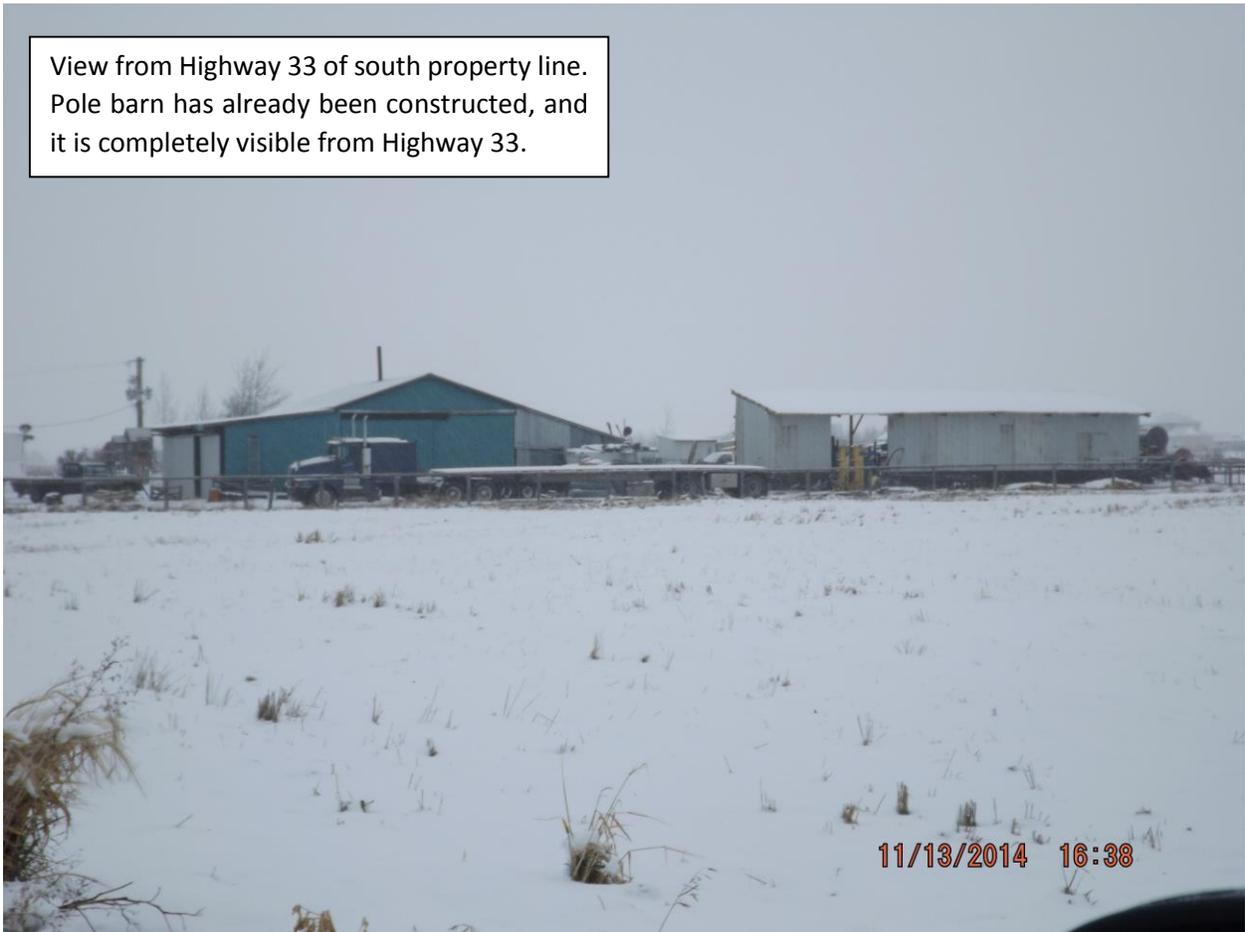
SARGENT
Sargent Engineers, Inc.
1290 Arrowhead Plaza Way
Driggs, Idaho 83422
Tel. 208 354-4400 • Fax 208 354-4420



Kaufman Timber Pointing Shed
3235 North Hwy 33
Driggs, Idaho 83422
POINTING SHED PLANS

Designed by:	KJM
Checked by:	KJM
Proj. Drafter:	KJM
Drafter:	
Issue Date:	11/13/14
Project Ref.:	
Client Ref.:	
SHEET NO.	OF
S1	2
SHEETS	

View from Highway 33 of south property line. Pole barn has already been constructed, and it is completely visible from Highway 33.



View from Highway 33 of south property line.



South and west sides of pole barn are covered in a white/light gray metal. The roof is covered with green metal.



View from northwest side of pole barn. Only the south and west sides are covered with metal.





View from north, northwest of pole barn. The north side is about 15' tall, and the south side is about 12'-13' tall.

11/13/2014 16:41

Image 1: View if driving from Tetonian toward Driggs.



Image 2: View from front of property on Highway 33.



Proposed Pole Barn located behind this building.

Image 3: View if driving from Driggs toward Tetonia.

