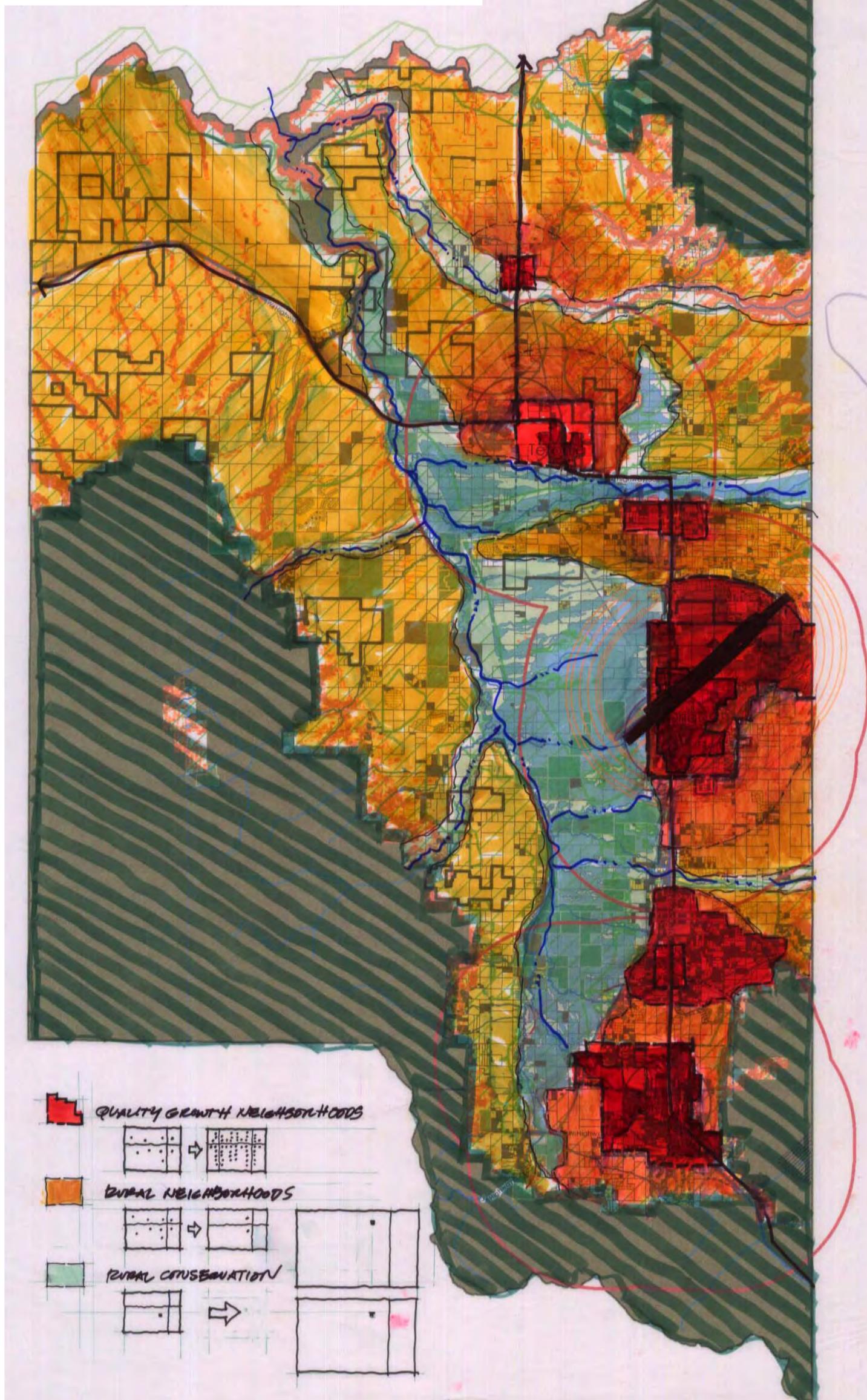


FRAMEWORKS 1ST VERSION

Presented CC Mtg # 7, Reviewed SC Mtg #7, 11/2/11—11/11/11



Framework 3 - Land Use



Big Ideas:

- Growth focused in existing population centers
- Focused on limiting fragmentation
- Amenities focus on a rail-trail recreation structure

Land use decreases density outside of the population centers by changing zoning and focusing growth in the existing cities and population centers.

Quality Growth Neighborhoods (red) –

This area includes existing populated areas such as Driggs, Victor and Teton and also “Drictor” and historic townsites such as Clawson and Felt. There is potential to up-zone or transfer development rights to this area in order to encourage higher density development. Platted but undeveloped areas were excluded from Quality Growth Neighborhoods.

Rural Neighborhoods (yellow) –

This area includes IDU/2.5acre and IDU/20 acre zoning to be changed to lower density zoning, i.e. 1 DU/60+/- acres.

Rural Conservation (green) –

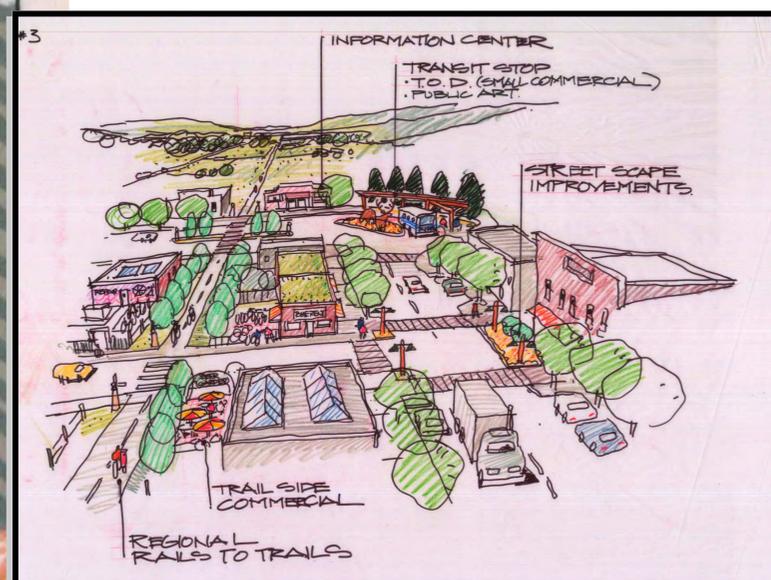
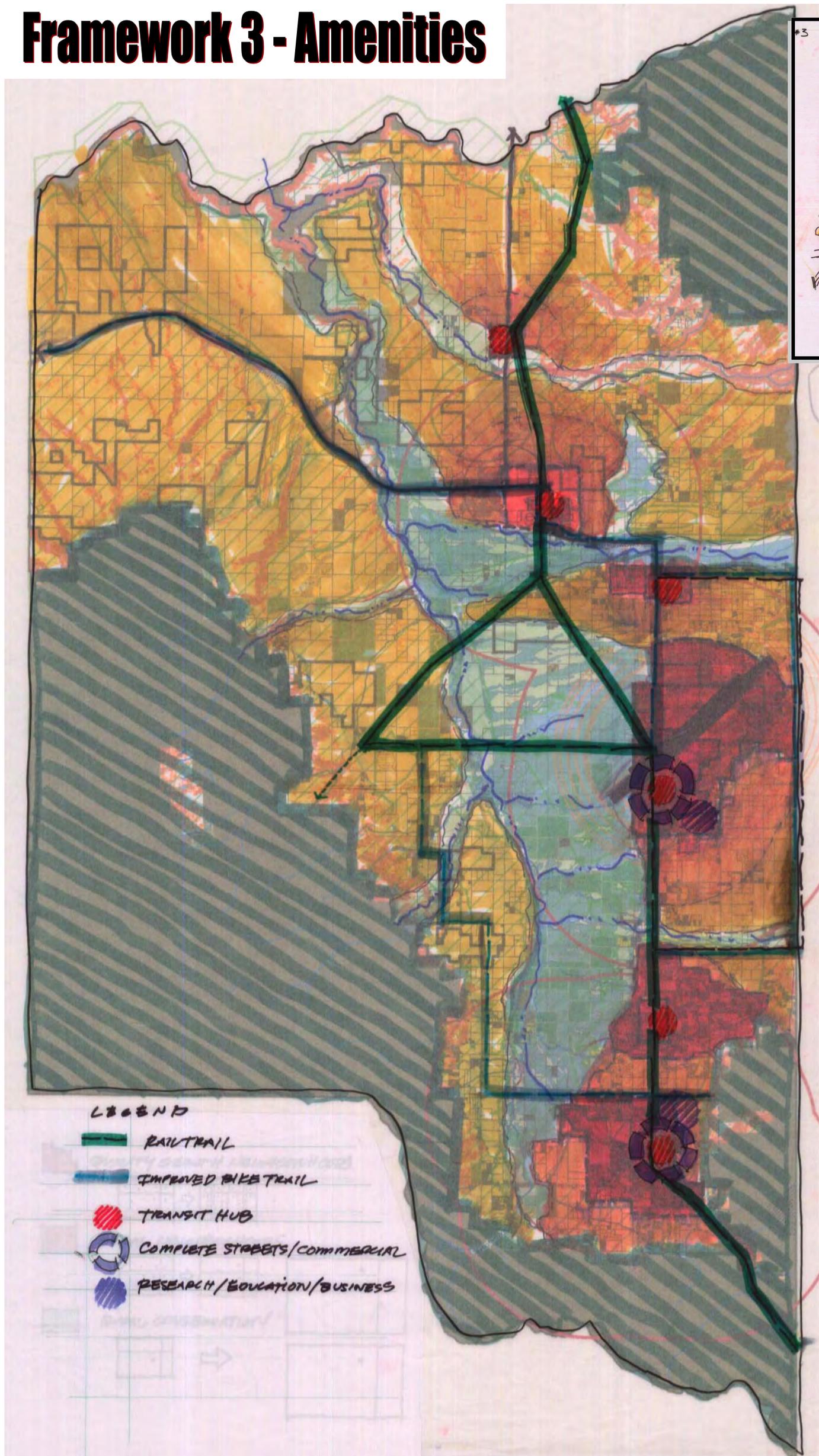
This area would include only very large lots. Could use this as a sending area to Transfer Development Rights to the Quality Growth Neighborhood area.

FRAMEWORKS 1ST VERSION

Presented CC Mtg # 7, Reviewed SC Mtg #7, 11/2/11—11/11/11



Framework 3 - Amenities



Amenities focus on the development of the “Rail Trail” on the existing railroad bed to create **easy access to recreation areas** from the cities. It includes:

- Pathway system that provides connectivity to Stateline Road and access to National Forest land.
- Transit hubs that are scale-appropriate and provide service to population centers.
- Complete streets are emphasized in Victor and Driggs
- Areas outside of Victor and Driggs that are identified as Research/Education/Business Parks.