



Teton County Board of County Commissioners
c/o Jade Krueger, Planning & Zoning Administrator
Teton County Courthouse
150 Courthouse Drive
Driggs, Idaho 83422
Via email to Jkrueger@tetoncountyidaho.gov

Re: Driggs Area of Impact; Additional details regarding Airport land

Commissioners,

As requested during the July 22, 2024 public hearing regarding the update to the Driggs Area of Impact (AOI), I am supplying additional information regarding the airport, airport-owned land, and the Airport Master Plan.

First, the entire Airport Master Plan, last adopted in 2022, can be found here - <https://driggsairport.org/about/airport-master-plan/> Chapter 6 of the Airport Master Plan addresses the Airport Layout Plan. The City, as the airport sponsor, is required to maintain an approved Airport Layout Plan (ALP). The ALP creates a blueprint for airport development that ensures airport design standards and safety requirements that are consistent with airport and community land use plans. The ALP also serves as a record of aeronautical requirements both present and future, and enables the airport sponsor and FAA to plan for facilities improvements and budgetary needs. Maintaining an ALP is a requirement for an airport sponsor to receive financial assistance from the FAA, which will only fund projects which are shown on the ALP.

The “Airport Layout Plan Drawing Future” is found on page 149 of the Airport Master Plan document, and is attached to this memo for easy reference. This map image shows current buildings and airport facilities, as well as potential future development if the City were to purchase and own those developments. Notably, this map shows the location of the shifted runway and related facilities and infrastructure, as well as potential future aviation-related buildings which could be developed, based on demand. It is noted that development is not proposed along Hastings Lane / 2500 North.

Second, the Airport Operations Overlay is proposed to be in effect on the city-owned land at the end of the runway. It is important to note that the Airport Operations Overlay actually negates the underlying base zoning, and only allows those uses that are specified in the Overlay. Those uses are as follows:



208-354-2362 ext 2106
M-TH 8:30am - 5pm
F 8:30am - 1pm



ibernstein@driggsidaho.org
DRIGGSIDAHO.ORG



60 South Main Street
PO Box 48
Driggs, ID 83422



Aircraft runways, taxiways, ramps, parking areas, Aircraft operational facilities including, but not limited to, instrument landing systems, visual navigational aids and related equipment; communication facilities; weather service offices and equipment, Hangars and buildings which may only be used for the storage or maintenance of aircraft; airport snow removal, sweeping and other aviation or airport maintenance equipment, and other aviation related or ancillary activities only, Offices and facilities for airport management, air charter, air taxi, crop spraying, aircraft sales or rentals, and air cargo processing facilities, Flight schools, flying clubs and other schools or training facilities relating to aviation or air related transportation, Offices and facilities for the operation and maintenance of air rescue, emergency and firefighting services, Aircraft or aviation related maintenance, manufacturing, and testing facilities. Offices and facilities of Federal, State and local government entities, and Apartment accessory to a use that is allowed in the Airport Operations Overlay District, provided that the apartment's gross floor area does not exceed 1250 square feet and 20% of the hangar's ground floor area. On city owned property, an Accessory Apartment may only be used as crew quarters for occasional overnight and resting periods for flight crew and not as permanent or temporary residences for flight crews, aircraft owners, guests or any other person

In summary, the land at the end of the runway was purchased by the City with funding from the FAA. As such, it will remain under city ownership and can only be used for aviation-related uses. Additionally, there is no development planned for the further areas of this land, at this time, according to the effective Airport Master Plan.

I am planning to attend the August 12th meeting and be available for any additional questions.

Thank you,

Leanne Bernstein, AICP CFM
Planning & Zoning Administrator
City of Driggs Planning and Building Department

Exhibit A – Airport Layout Plan (ALP)

Exhibit B – Proposed overlays



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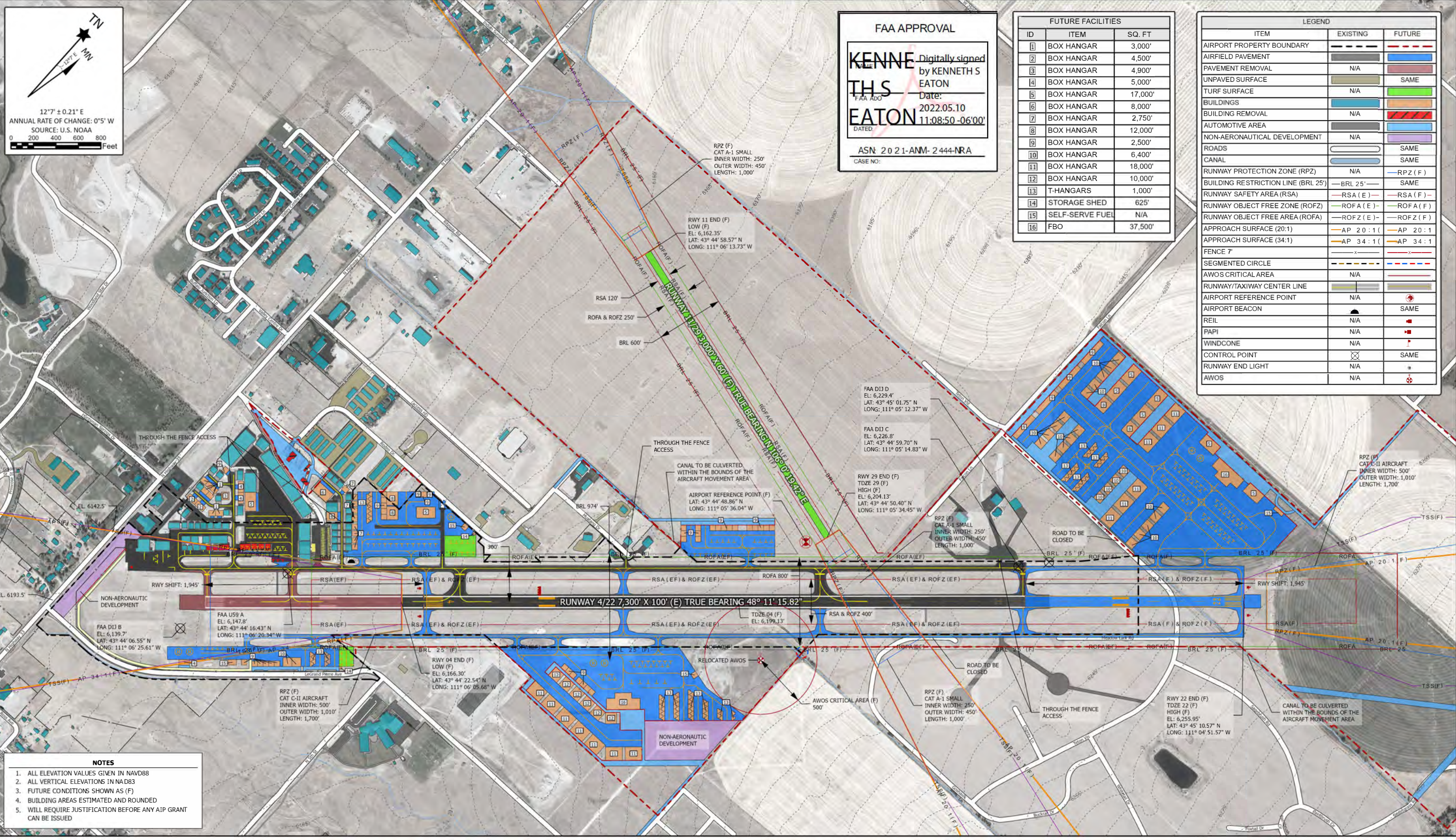
FAA APPROVAL

KENNETH S. EATON
 Digitally signed by KENNETH S EATON
 Date: 2022.05.10 11:08:50 -06'00'
 DATED: 11:08:50 -06'00'

ASN 2021-AM-2444-NRA
 CASE NO:

FUTURE FACILITIES		
ID	ITEM	SQ. FT
1	BOX HANGAR	3,000'
2	BOX HANGAR	4,500'
3	BOX HANGAR	4,900'
4	BOX HANGAR	5,000'
5	BOX HANGAR	17,000'
6	BOX HANGAR	8,000'
7	BOX HANGAR	2,750'
8	BOX HANGAR	12,000'
9	BOX HANGAR	2,500'
10	BOX HANGAR	6,400'
11	BOX HANGAR	18,000'
12	BOX HANGAR	10,000'
13	T-HANGARS	1,000'
14	STORAGE SHED	625'
15	SELF-SERVE FUEL	N/A
16	FBO	37,500'

LEGEND		
ITEM	EXISTING	FUTURE
AIRPORT PROPERTY BOUNDARY	---	---
AIRFIELD PAVEMENT	---	---
PAVEMENT REMOVAL	N/A	---
UNPAVED SURFACE	---	SAME
TURF SURFACE	N/A	---
BUILDINGS	---	---
BUILDING REMOVAL	N/A	---
AUTOMOTIVE AREA	---	---
NON-AERONAUTICAL DEVELOPMENT	N/A	---
ROADS	---	SAME
CANAL	---	SAME
RUNWAY PROTECTION ZONE (RPZ)	N/A	RPZ (F)
BUILDING RESTRICTION LINE (BRL 25')	---	SAME
RUNWAY SAFETY AREA (RSA)	---	---
RUNWAY OBJECT FREE ZONE (ROFZ)	---	---
RUNWAY OBJECT FREE AREA (ROFA)	---	---
APPROACH SURFACE (20:1)	AP 20:1 (E)	AP 20:1 (F)
APPROACH SURFACE (34:1)	AP 34:1 (E)	AP 34:1 (F)
FENCE 7'	---	---
SEGMENTED CIRCLE	---	---
AWOS CRITICAL AREA	N/A	---
RUNWAY/TAXIWAY CENTER LINE	---	---
AIRPORT REFERENCE POINT	N/A	---
AIRPORT BEACON	---	SAME
REIL	N/A	---
PAPI	N/A	---
WINDCONE	N/A	---
CONTROL POINT	---	SAME
RUNWAY END LIGHT	N/A	---
AWOS	N/A	---



- NOTES**
1. ALL ELEVATION VALUES GIVEN IN NAVD88
 2. ALL VERTICAL ELEVATIONS IN NA83
 3. FUTURE CONDITIONS SHOWN AS (F)
 4. BUILDING AREAS ESTIMATED AND ROUNDED
 5. WILL REQUIRE JUSTIFICATION BEFORE ANY AIP GRANT CAN BE ISSUED



DES: S.J.	ISSUE RECORD			
	NO.	BY	DATE	DESCRIPTION
DR: K.D.				
CH: T.D.				
APP: T.D.				

AIRPORT LAYOUT PLAN

AIRPORT LAYOUT PLAN DRAWING FUTURE			SHEET NO. 4 OF 18
AIP PROJ. NO. 3-16-0012-018-2018	JVIATION PROJ. NO. 2018.DIJ.01	DATE: DECEMBER 2020	

Airport Overlays and Zones Combined (Future)

