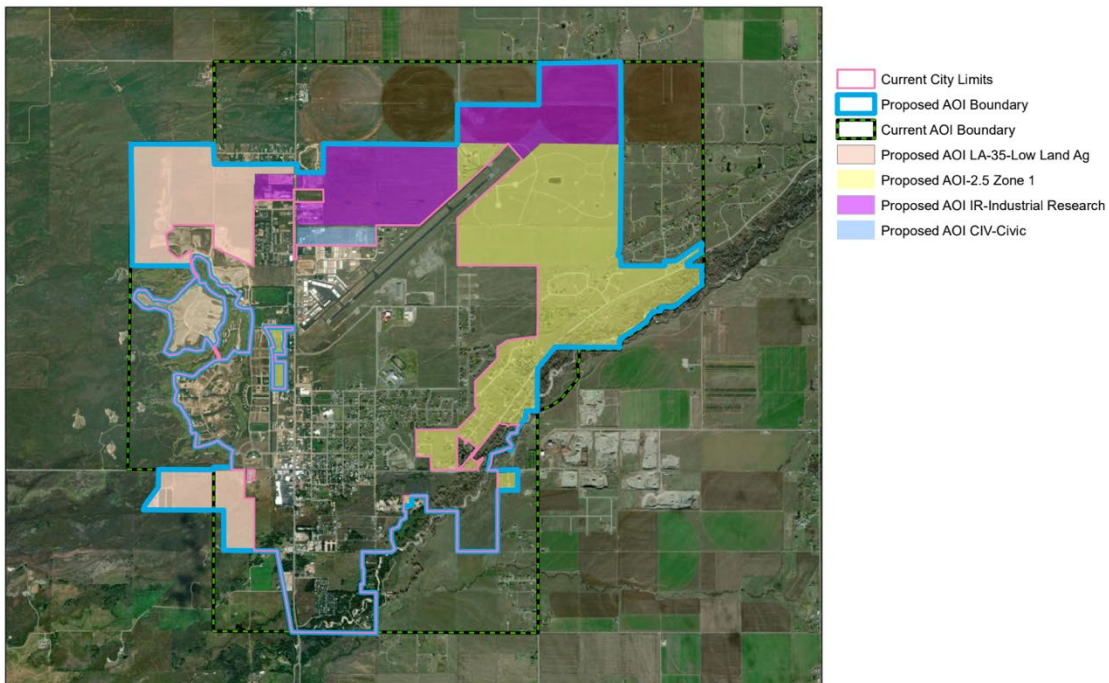




**Teton County – Board of County Commissioners
July 22, 2024 – Continued August 12, 2024
Area of Impact Update – City of Driggs**

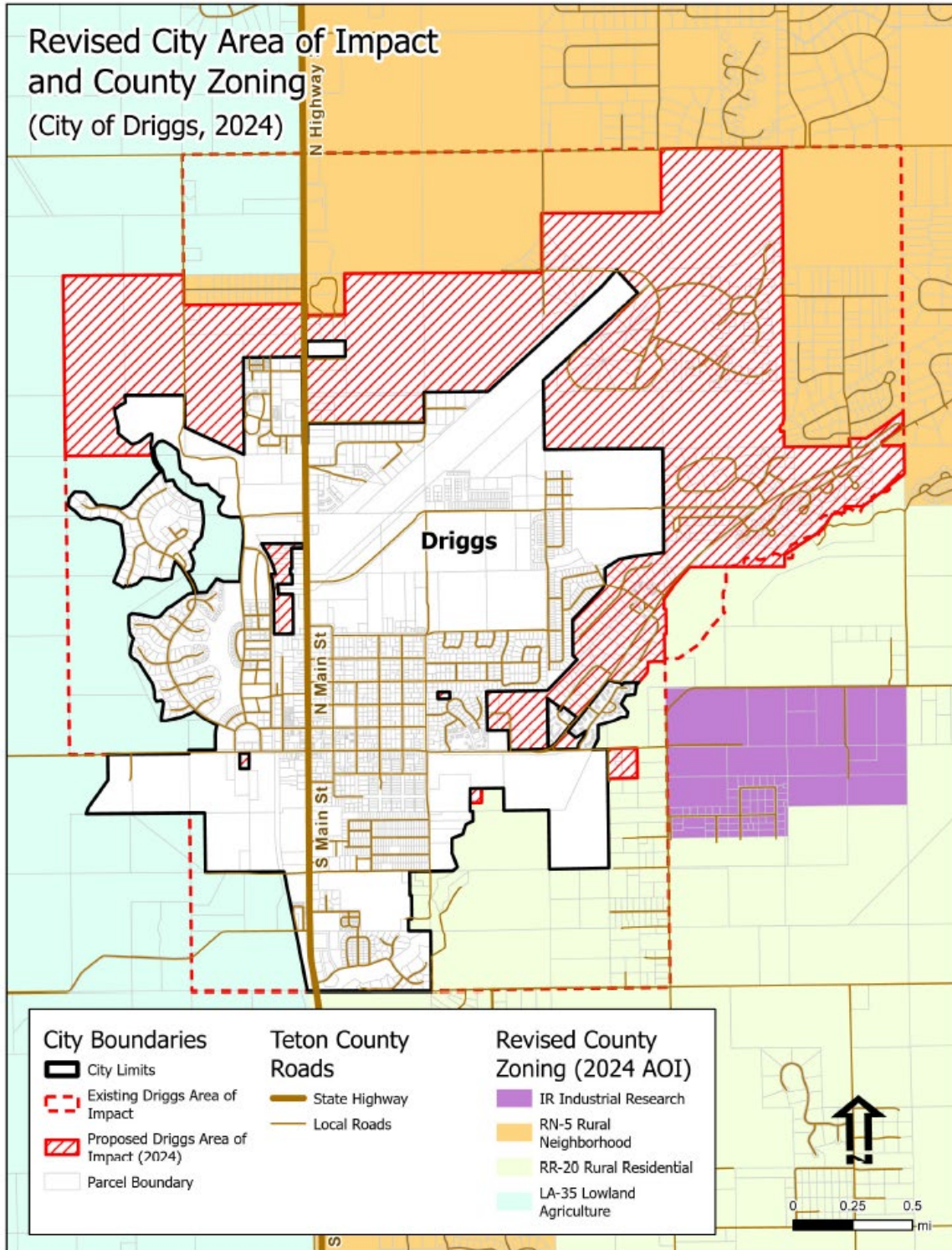
Overview:

Attachment A outlines the AOI proposal as it currently stands. Teton County PZC held three work sessions on the AOI proposal, boundary and zone districts within the AOI. The last work session on the Area of Impact of Driggs was May 14, 2024. At this session PZC discussed zone districts for areas that would be removed from the Area of Impact. On June 11, 2024, the PZC held a formal public hearing on the AOI including all zone changes. The BoCC has held multiple work sessions, but July 22, 2024 was the first public hearing on the item. At that meeting the BoCC wished to continue the item to receive additional information related to the airport IR zone district proposals and an updated map of new county zoning.



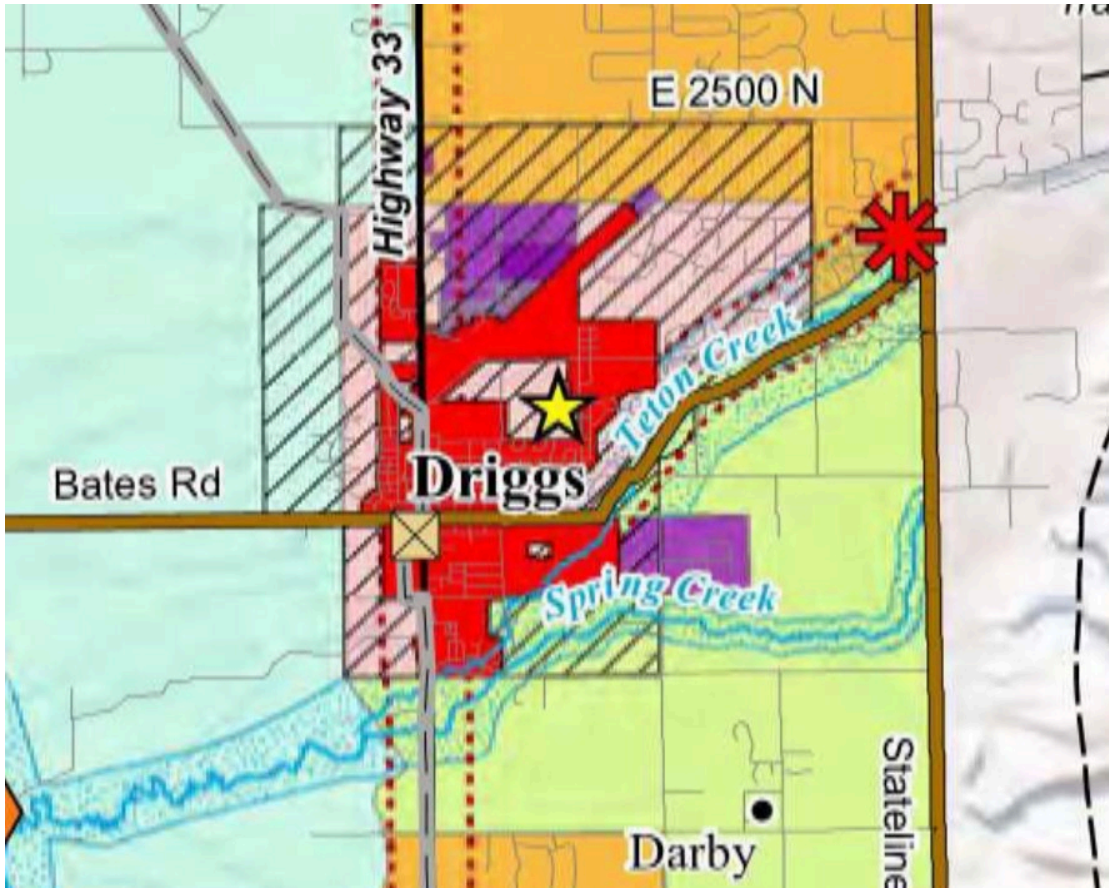
The proposed AOI Boundary (with the adjustment to include Casper Avenue).

The zoning associated with the parcels surrounding the Area of Impact have been suggested to match the surrounding AOI zone districts -



TC PZC had the following questions at the May 14, 2024 Meeting:

- South of Driggs (all of the area that touches the RR 20 zone district) – should it all be zoned RR-20? *Staff comment: Based on the Comprehensive Plan, this proposal would be compliant.*



- The parcel south of Driggs Centre (for Phase 2) – should it be zoned IR? *Staff comment: There's not a recorded master plan for Phase 2 of Driggs Centre but it is noted as potential future Phase. RP05N46E313800 is the 40 acre parcel. It is outside of the AOI and would require a separate zone change application.*



- Parcels just north of Driggs Centre and north of E 250 N – should this be zoned as IR as it's an existing gravel pit? *Staff comment: Staff couldn't find an existing CUP for the property (RP05N46E304850) is the 70 acre parcel in question.*



Driggs' City Council held a public hearing and made a formal recommendation on April 16, 2024:

Council Member Michalski made a motion that having found that the following conforms with Idaho State Statute and will encourage orderly development, and I move to recommend the adoption of the following provisions in the Driggs Area of Impact: the AOI Boundary and Zone Map included as Attachment C which will include Casper Avenue on the north side, the Land Development Code as edited in Attachment E and including Appendix A: Design Review Standards and Guidelines, the Driggs Transportation Plan as adopted in 2019, the Teton County Idaho Comprehensive Plan as adopted in 2012, and the Driggs Airport Overlays as shown in the Airport Master Plan adopted in 2022. Council Member Bragg seconded the motion. The question was called by roll: Council Member Michalski, aye; Council Knowles, aye; Council Member Bragg, aye; Council Member Popilsky, aye. The motion carried unanimously.

The Council took a brief recess from 7:21pm - 7:26pm

Teton County PZC made a unanimous recommendation on to approve the item on June 11, 2024 with the following conditions of approval:

1. Zoning for parcels proposed to be outside of the AOI on the south of Driggs maintain the RR-20 Zone District

Noticing:

The application for the Area of Impact Update has been noticed in TVN on July 3 and July 10, 2024. Affected property owners were noticed by mail on July 5, 2024. The Area of Impact Boundary was posted on July 8, 2024.

Public Comments:

Staff received no new public comments on this application. All public comments received by the City of Driggs or heard at previous public hearings are attached to the packet for reference. Public comments from the last public hearing in front of the BoCC were related to the airport overlay and ADU allowances.

Teton County BoCC will hold a public hearing on the item and deliberate on the Area of Impact Update.

- Staff has sent the draft to County legal for review (June 6, 2024) to ensure compliance with the state legislation that is now in effect. Staff has not received response yet. The City of Driggs conducted their own legal review which had no issues.
- Staff sent additional questions to legal staff on July 31, 2024.
- Staff has, on behalf of the PZC, asked the City of Driggs for a review of PZC recommended zone districts outside of the Area of Impact. The City of Driggs sent a letter (attachment M) affirming the recommendation to zone the parcels now outside of the AOI as County Zoning that is adjacent to the parcels.
- Staff will need to draft an ordinance for adoption, if approved. This would be an item on a future agenda.

BoCC Options:

1. Approve the Area of Impact Update, including the AOI zonings, area being removed from the AOI and their new County Zonings, and the plans and documents being incorporated into the AOI or approve with conditions
2. Deny the Area of Impact Update
3. Continue the item for more information from staff

Possible Conditions:

1. Zoning for parcels proposed to be outside of the AOI on the south of Driggs maintain the RR-20 Zone District
2. Legal review be completed to ensure compliance with new state legislation.

Potential Motions:

1. I move to Approve the Area of Impact Update with the City of Driggs as presented and recommended by City Council (with the following conditions of approval).
2. I move to Deny the Area of Impact Update with the City of Driggs as presented and recommended by City Council (for the following reasons).
3. I move to continue the public hearing for the Area of Impact Update with the City of Driggs (for the following additional information).

Attachments:

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| A. AOI Proposal Overview (2 Pages) | J. Transportation Plan 2019 (43 Pages) |
| B. Draft AOI Map (1 Page) | K. Appendix A-City of Driggs Design Standards (76 Pages) |
| C. Airport Overlays (1 Page) | L. Driggs City Council Minutes_04.16.24 (6 Pages) |
| D. Proposed AOI Code (179 Pages) | M. Council review of zonings (2 pages) |
| E. Driggs Staff Report April 16, 2024 (6 Pages) | N. AOI Map for Teton County Zoning (1 page) |
| F. Driggs PZC Minutes_03.13.24 (5 Pages) | O. Updated Airport Materials from Driggs |
| G. Driggs Council Public Comments (4 Pages) | |
| H. Driggs PZC Public Comments (6 Pages) | |
| I. Meeting History (2 Pages) | |