

Detailed Summary of Planning & Zoning Commission’s Proposal and Recommendation:

In monthly work sessions from July 2023 to February 2024, the Planning & Zoning Commission became familiar with the current AOI agreement, state statute requirements, and considerations for this AOI agreement update. Through these discussions and ultimately the public hearing, the Commission based their recommendation on the following:

- ❑ **AOI Boundary** – Areas to remain in the AOI should include areas indicated on the Driggs Transportation Plan, areas included in the Airport Master Plan, city-owned property, areas that are connected to city water and/or sewer service and/or have an active will-serve letter. The Driggs PZC finds it important to balance the desire for control over areas that may have an impact on the city if developed with the fact that, if annexed, the city would be responsible for services including road maintenance and repair and eventually providing water and sewer service. Overall, decreasing the AOI and utilizing county zoning should encourage development at low densities/intensities *or* encourage annexation prior to development.
- ❑ **Utilizing County Zone Districts** – The Driggs PZC recommended utilizing the following zones in the AOI, which are based on zones in the [County’s Land Development Code](#)
 - *AOI-2.5, Area of Impact Zone 1*
 - *LA-35, Lowland Agriculture*
 - *IR, Industrial/Research*
 - *CIV, Civic* – Based on the Civic zone in the [Driggs Land Development Code](#).
- ❑ **Overlay Zones** –
 - Driggs’ [Design Standards and Guidelines](#) would apply to commercial and/or multifamily development within the Design Review Overlay along Ski Hill Road and Hwy 33.
 - Airport Overlays and related regulations (Based on Art. 9.2 of the Driggs LDC)
- ❑ **Code & Regulations** – The Driggs PZC finds that utilizing the County’s New LDC would clarify the standards and process in the AOI and ultimately make it easier for staff to administer (understanding that the AOI is ultimately the County’s jurisdiction and county staff is primarily responsible for its administration). Some modifications have been made to reflect joint review process and some different standards for development. Each chapter and its source are summarized here:
 - Chapter 1 Administration
 - Adopt County Code Chapter 1 with modifications appropriate for AOI
 - Chapter 2 Zone Districts
 - Adopt County Code Chapter 2
 - Adopt zones proposed to be used in AOI.
 - Adopt Civic zone from Driggs LDC.
 - Adopt City Design Review Overlay and [Appendix A regarding Design Standards and Guidelines](#).
 - Adopt City Airport Overlays (City LDC Art. 9.2)
 - Adopt the [state model code for Flood Damage Prevention Ordinance](#)
 - Chapter 3 Use Provisions
 - Adopt County Code with some modifications and add Civic zone
 - Chapter 4 Application Procedures
 - Adopt County Code with modifications that address city/joint review
 - Chapter 5 Development Standards
 - Adopt County Code

- Chapter 6 Subdivision Design Standards
 - Adopt County Code with modifications
- Chapter 7 Definitions
 - Adopt County Code
- Comprehensive Plan – The Driggs PZC recommends that the [County's Comprehensive Plan](#) be adopted in the AOI. The County's Comprehensive Plan has a broader scope regarding the Driggs AOI. The City's Comprehensive Plan contemplates long range development and envisions ultimate buildout of these areas, which may be appropriate eventually, but may not be appropriate immediately, especially before annexation and before a development can utilize city water and sewer service. Adopting the County's Comp Plan in the AOI will encourage lower density development OR will encourage properties to annex in order to receive city services and be able to develop according to the City's Comprehensive Plan. The key here is that annexation occurs before the City's Comp Plan is in place which can then be used to justify and guide more intense development.
- Transportation Plan – Driggs PZC recommends adopting the [City's Transportation Plan](#) in the AOI.