



SCENIC CORRIDOR REVIEW for: Arthur Blue
Location: 1520 Red Fox Road
 Prepared for the Planning & Zoning Commission
September 10th, 2024

Owner / Applicant: Arthur Blue

APPLICABLE COUNTY CODE: Land Development Code Chapter 5-5, Scenic Resource Protection.

REQUEST: Arthur Blue is requesting approval for a Scenic Corridor review of a single family modular home located at 1520 Red Fox Road. The property is fully within the Scenic Corridor Overlay.

PARCEL NUMBER: RP000620020060
LEGAL DESCRIPTION: LOT 6 BLK 2 RED FOX RANCH SUB SEC 20 T5N R46E
LOCATION: 1520 Red Fox Road
ZONING DISTRICT: RN-5
PROPERTY SIZE: 1.96 acres

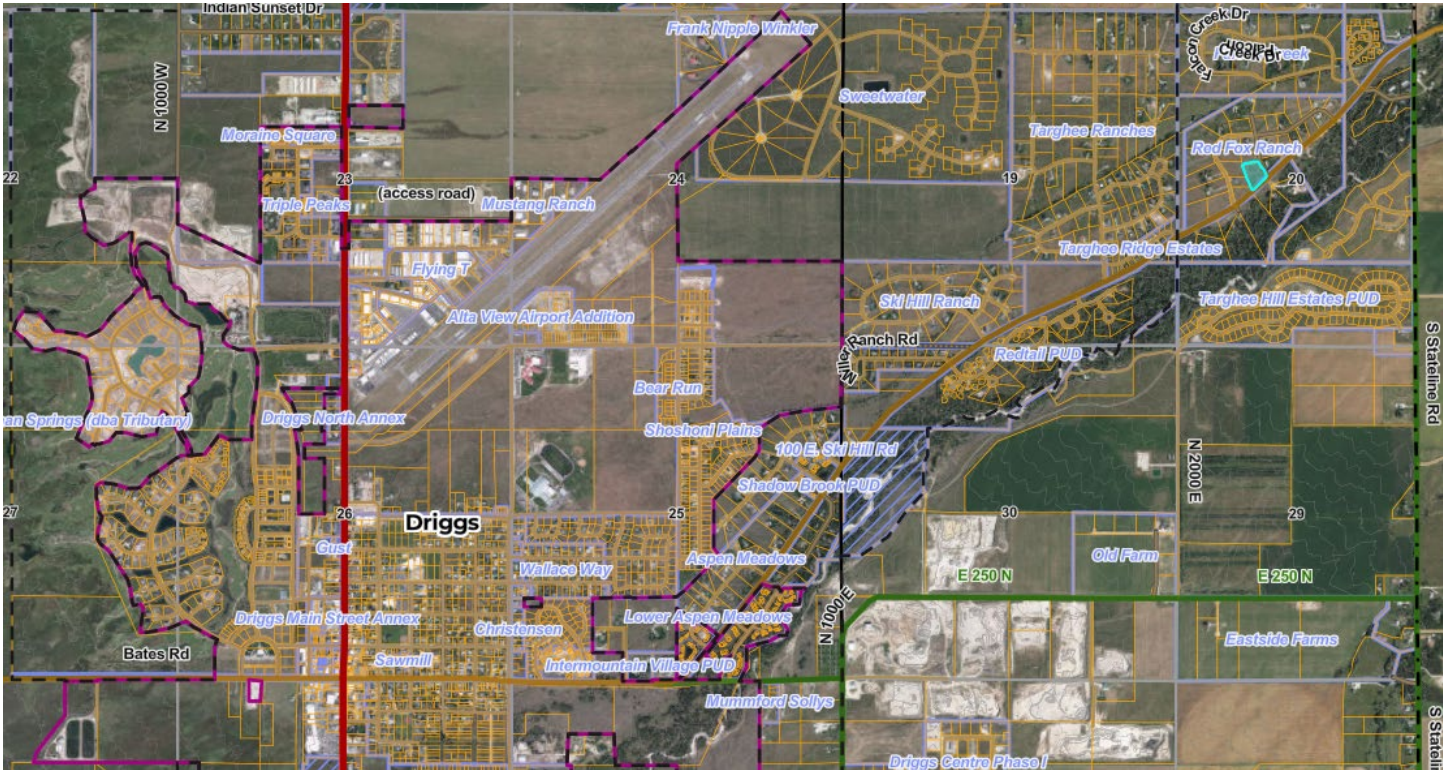


Fig. 1: Vicinity Map; Subject Parcel Highlighted Blue. NE of Driggs.



Fig. 2: Aerial Image.



Fig. 3: Scenic Corridor Overlay.



Fig. 4: View of the proposed building site from Ski Hill Road (Looking NW).

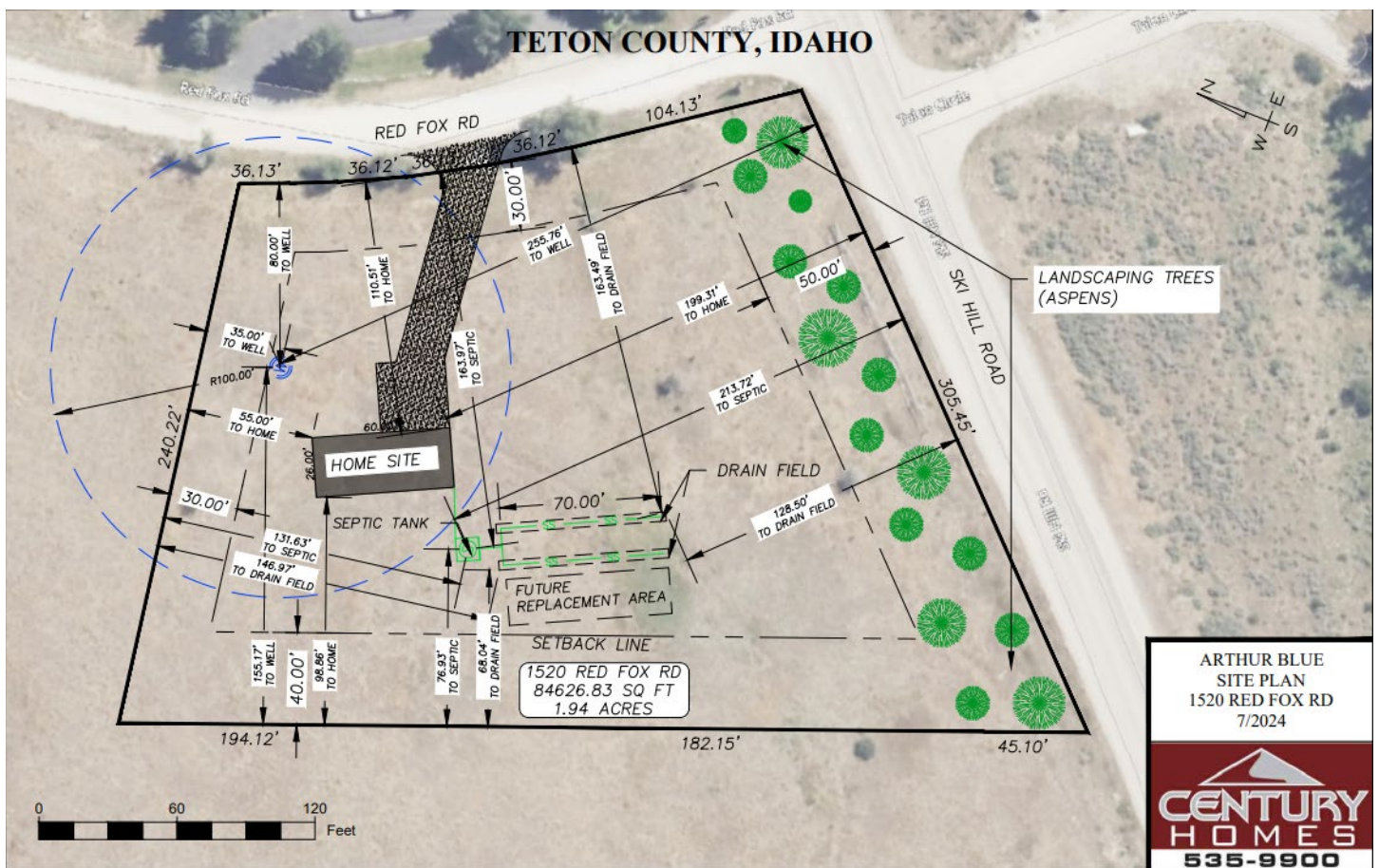


Fig. 5: Site Plan / Landscaping Plan

Model: 2504-M
Square feet: 1600

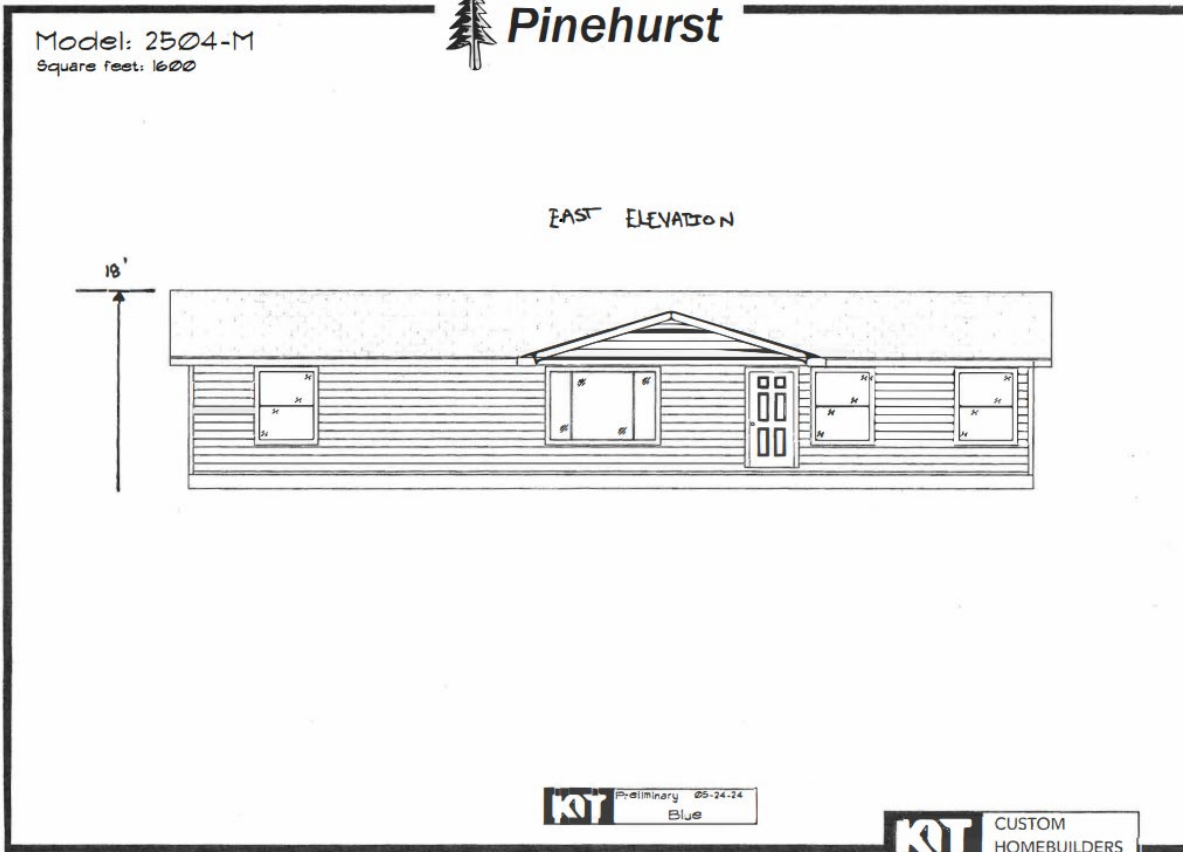


Fig. 6: Building elevation

	Option 1	Option 2	Option 3	Option 4	Option 5
Building					
A. Height (max)	Max per zone district	25'-27'	20'-24'	14'-21'	14'-18'
B. Distance from highway right-of-way	450'	350'	250'	150'	100'
Parking					
Front Max pavement depth	120'	90"	60'	40'	--
Rear	Unlimited behind rear building line	Unlimited behind rear building line	Unlimited behind rear building line	Unlimited behind rear building line	Unlimited behind rear building line

Fig. 7: LDC Amended Height Requirements (The home will be 199' from Ski Hill Road)

PROJECT DESCRIPTION

The applicant is proposing to develop a single family home in the RN-5 zone along Ski Hill Road. Road access will be from Red Fox Road. The parcel lies entirely within the Scenic Corridor overlay. Landscaping plans (16 Aspen Trees) have been provided to screen the home from Ski Hill Road.

OVERVIEW OF SCENIC CORRIDOR REVIEW (LDC 5-5 SCENIC RESOURCE PROTECTION):

5-5-1 INTENT: The intent of this section is to maintain Teton County’s scenic resources along highway corridors by ensuring that the location, scale, and appearance of buildings, structures, and development preserves the rural character of the area by limiting visual intrusion viewed from the four designated roadways as described below, retaining long vistas of the mountains and fields, and preserving existing native vegetation.

5-5-2 APPLICABILITY: These standards apply to all applications and permits for physical development located within five hundred (500) feet of Idaho State Highways 31, 32, and 33 and Ski Hill Road within Teton County.

5-5-4 RESOURCE DEVELOPMENT STANDARDS		STAFF COMMENTS:
SETBACKS	Physical development (including new buildings and existing buildings being replaced) shall be sited from the right-of-way of the state highway per Table 8 5-5-4.	<i>The proposed construction will be located approximately 200’ from Ski Hill Road. All development will take place within the building setbacks. The proposed building heights is 18’. This will meet the requirements of the LDC. Due to the size of the lot, the amount of proposed landscaping, and zoning of the property, planning staff believes the 18’ complies with county requirements.</i>
BUILDING ENVELOPE	Physical development shall be located to maintain open space in relation to the scenic view being regulated. Development should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge (provided it is not in danger of slope failure), rather than in the middle of a meadow, pasture, or hillside.	<i>The location for the proposed structure is moved back from Ski Hill Road and within the setbacks for the zoning and property lines of the parcel.</i>
	Existing buildings that encroach upon the dimensions shown in Table 8 shall not perform any repairs, additions or replacements of any portion of the building that will encroach any further into the standards in Table 8 than the existing condition.	<i>Planning staff believes setbacks are reasonably set back as much as possible from the highway.</i>
BUILDING MATERIALS	Highly reflective roof materials shall not be used, unless the materials are treated to eliminate reflection.	<i>Building materials meet required standards. See attachment B.</i>
SCREENING	If berms are used to screen structures located within a meadow or pasture, they shall be setback at least fifty (50) feet from the right-of-way with the side of the berm exposed from designated scenic roads shall rise at no greater than a 5% grade to appear as a naturally occurring extension of the existing topography. Berms must be planted in native vegetation. Revegetation of Disturbed Areas. Lands disturbed by earth moving or berms shall be revegetated per Section 5-3 of the LDC	<i>Landscaping plans were provided. Sixteen (16) Aspen trees will be planted. 5 out of the 16 trees planted will be at least 9’ in height. No berms.</i>

CONDITIONS OF APPROVAL:

1. All structures require a Teton County Building Permit and must comply with the Teton County Building Code. A Certificate of Occupancy will note the 18' building height and landscaping plan as what was reviewed in the Scenic Corridor Review and it will not be provided until the landscaping plan has been planted.

PLANNING & ZONING COMMISSION ACTIONS:

- 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.

The following motions could provide a reasoned statement if a Commissioner wanted to approve or deny the application:

Approval

Having found that the proposed single family home for Arthur Blue is consistent with the LDC Chapter 5-5, I move to approve the Scenic Corridor Permit with the following conditions of approval:

Denial

Having found that the proposed single family home for Arthur Blue is not consistent with the LDC Chapter 5-5, I move to deny the Scenic Corridor Permit for the following reasons:

The following could be done to obtain approval...

Prepared by:

Torin Bjorklund, Associate Planner

Attachments:

- A) Application (2 pages)
- B) Narrative (1 Page)
- C) Elevations (2 Pages)
- D) Deed (1 Page)
- E) Plat (Inst #152201) (1 Page)
- F) Site Plan (1 Page)

End of Staff Report