



SCENIC CORRIDOR REVIEW for: Fall River Electric Cooperation
WHERE: Near Hwy 32 and Wells Ave, Felt Townsite
 Prepared for the Planning & Zoning Commission
May 14, 2024

APPLICANT: Wendi Celino
LANDOWNER: Fall River Electric

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

REQUEST: Wendi Celino, representing Fall River Electric, is requesting approval for a Scenic Corridor review for placement of a modular home to be used as employee housing for Fall River Electric employees. The property is within the Scenic Corridor Overlay and has some existing mature vegetation, such as cottonwood, which would provide some visual buffering of the proposed home. A site plan, landscape plan and material renderings have been provided. A Boundary Adjustment will be done with the adjoining parcel prior to Building Permit application to accommodate the required setbacks.

LEGAL DESCRIPTION: RPG00240100016; LOTS 16-19 & 21-22 BLK 10 DESCRIBED IN TAX #7614 FELT TOWNSITE SEC 5 & 6 T6N R45E and RPG00240100230; LOTS 23-24 BLK 10 FELT TOWNSITE SEC 5 & 6 T6N R45E
LOCATION: Near Highway 32 & Wells Avenue, Felt Townsite
ZONING DISTRICT: RN-5 Rural Neighborhood

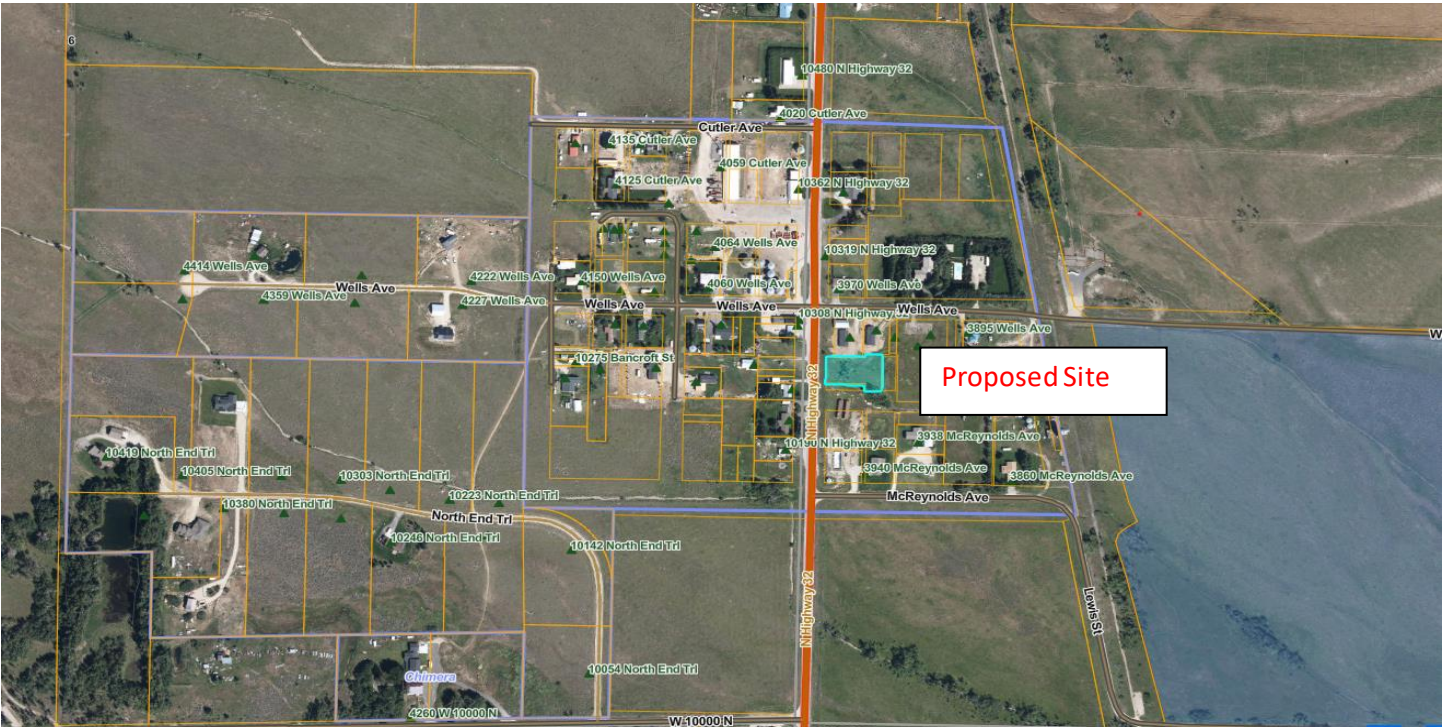


FIGURE 1: VICINITY MAP SUBJECT PARCEL HIGHLIGHTED IN GREEN.

PROJECT BACKGROUND: The applicants submitted a request for a Scenic Corridor Design review application on February 20, 2024. They are proposing to place a modular home on a parcel within Felt Townsite to provide employee housing after doing a Boundary Adjustment to remove the lot line to the adjacent parcel. The property currently has RN-5 zoning. The property is located within Felt Townsite and has highway frontage. Applicant has

provided a landscape plan with lawn and shrubs and there is existing vegetation on the site. Planning and Zoning Commission should deliberate on if there is a need for more landscaping and if that should be conditioned in the building permit approval.



FIGURE 2: AERIAL IMAGE OF PROPERTY



FIGURE 3: STREET VIEW FROM HWY 32

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.

OVERVIEW OF SCENIC CORRIDOR REVIEW:

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.

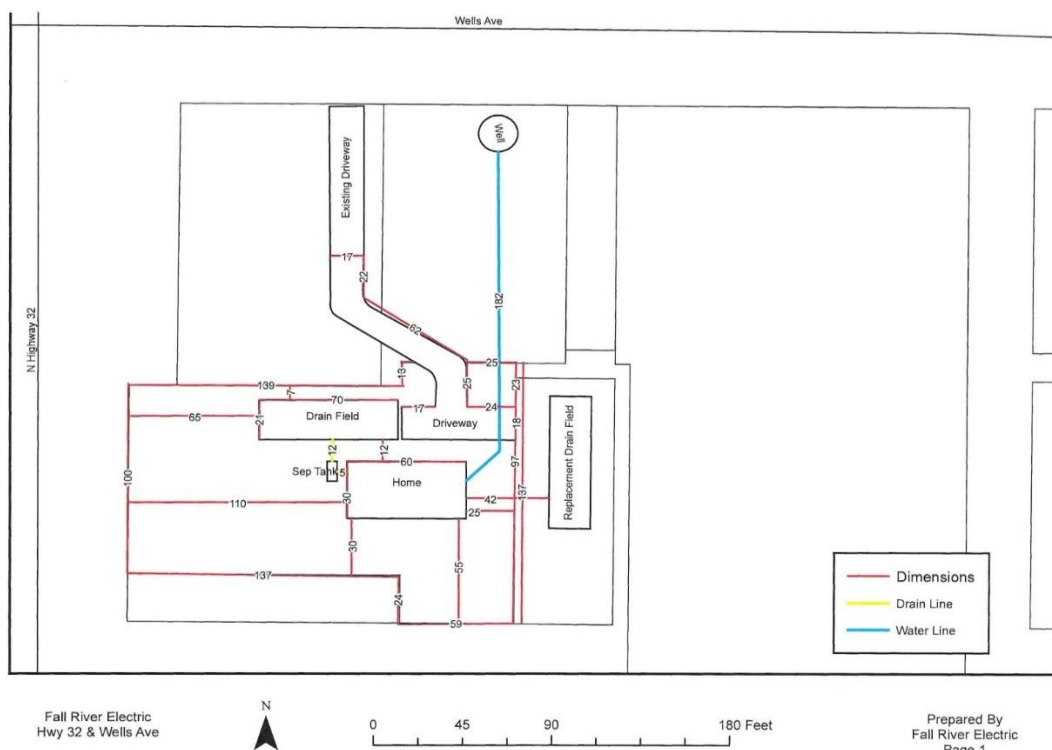


FIGURE 4: SITE PLAN

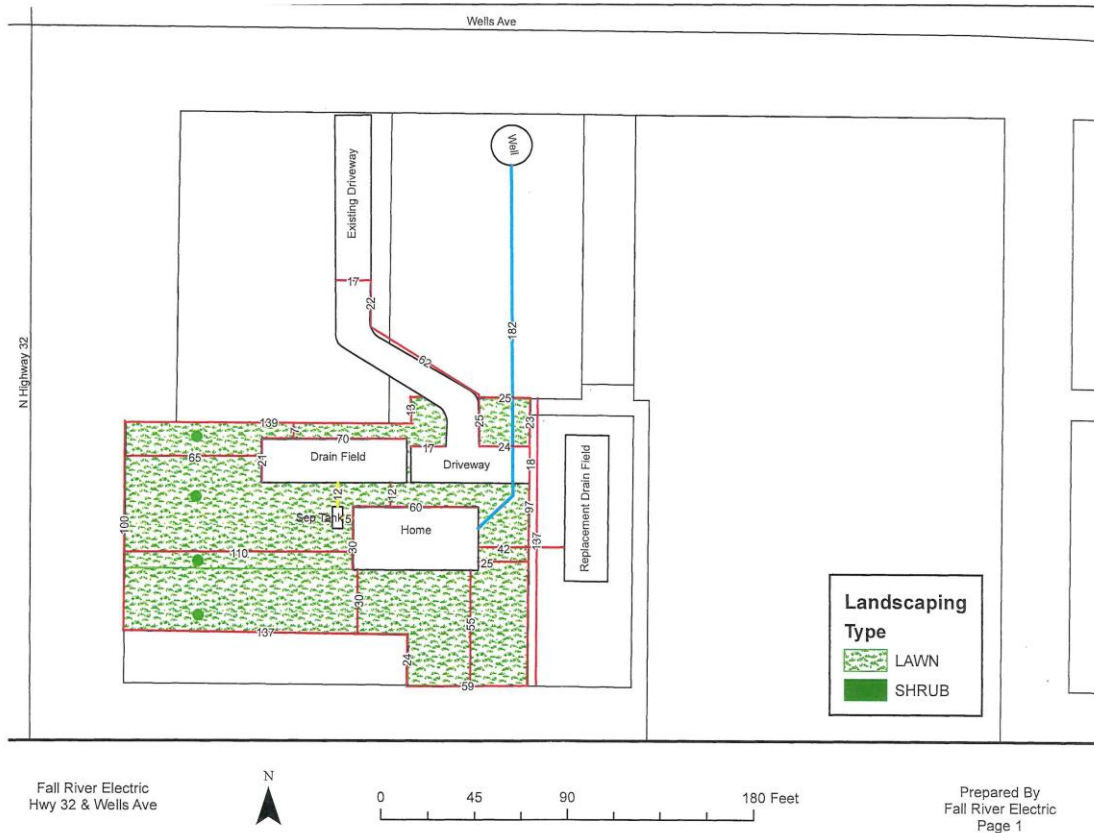


FIGURE 5: LANDSCAPE PLAN



FALL RIVER ELECTRIC
WELLS AVE TSD - FEIT

FIGURE 6: ELEVATION DRAWING

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 the house on the north side of the parcel, 55' from the homes on the east side of the property boundary and 110' from Highway 32 ROW. RN-5 zoning requires front and side setbacks of 30' and rear setbacks of 40', with which this will comply. Building height is shown as 15'-3 7/8".</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 structures are relatively central on the property.</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 the structure is sited reasonably set back as much as possible from the highway and will meet lot setbacks with building.</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.</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>There are no berms proposed for this application. A landscaping plan was provided.</i>

CONDITIONS OF APPROVAL:

1. All structures require a Teton County Building Permit and must comply with the Teton County Building Code. Landscaping must be installed prior to Certificate of Occupancy.
2. A Boundary Adjustment must be recorded prior to receiving a Building Permit Application.

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.

MOTIONS:

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

Approval

Having found that the proposed development for Fall River Electric is consistent with the LDC Chapter 5-5, I move to approve the Scenic Corridor Permit with the following conditions of approval:

1...

Denial

Having found that the proposed development for Fall River Electric is not consistent with the LDC Chapter 5-5, I move to deny the Scenic Corridor Permit for the following reasons...

Prepared by:

Sharon Fox, Planning Staff

Jade Krueger, Administrator

Attachments:

- A) Application (3 pages)
- B) Narrative (1 page)
- C) Site/Landscaping Plan (1 page)
- D) Landscaping Plan (pages)
- E) Well/Septic Location (1 page)
- F) Exterior Building Materials (2 page)
- G) Warranty Deed (2 pages)
- H) Building elevation Drawings (1 page)

End of Staff Report