



Fig. 2: Aerial Image



Fig. 3: Aerial Image; Scenic Corridor Overlay



Fig. 4: Existing Landscaping dividing Ski Hill Road and the Proposed Development

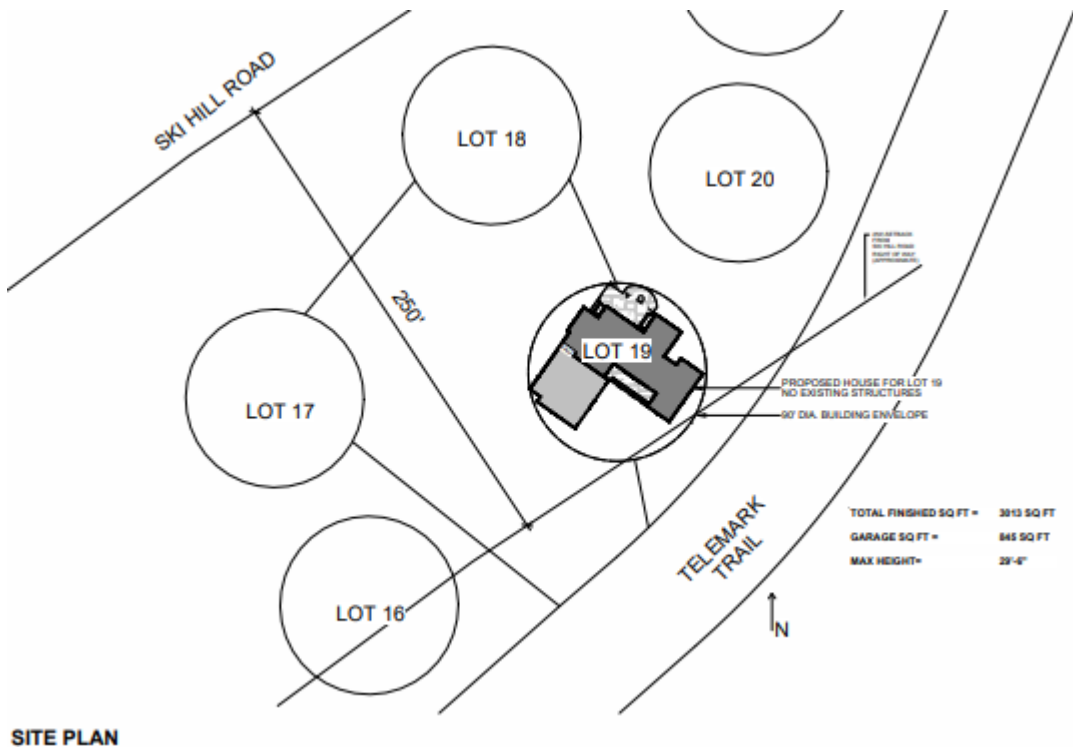
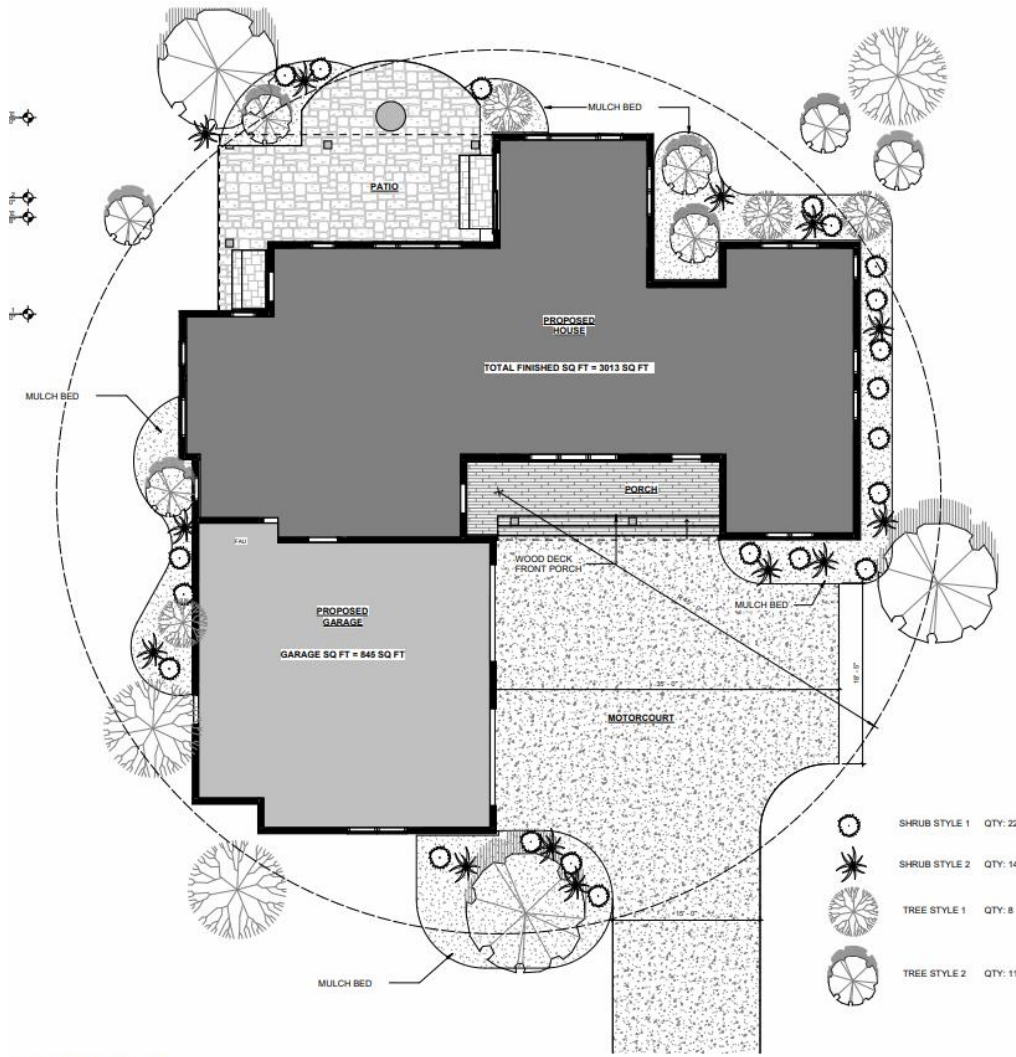


Fig. 5: Site Plan



LANDSCAPE PLAN

Fig. 6: Landscaping Plan

PROPOSED SINGLE FAMILY RESIDENCE ON LOT 19 REDTAIL DEVELOPMENT DRIGGS, ID

TOTAL FINISHED SPACE IS 3013 SQ FT
GARAGE SPACE IS 845 SQ FT

MAX HEIGHT FROM GRADE IS 29'-6"

BUILDING ENVELOPE FOR CABIN LOTS IS 90' DIA. CIRCLE - SEE SITE PLAN

WITHIN THE 250' SKI HILL ROAD SCENIC CORRIDOR - SEE SITE PLAN FOR LOCATION

NATURAL WOOD SIDING
CEDAR SHAKE ROOFING
ACCENT NATURAL STONE VENEER



PROPOSED REAR ELEVATION

Fig. 7: Elevations



Fig. 8: *Rendering of the Proposed Development*

VISUAL SITE ANALYSIS - RENDERINGS FROM SKI HILL







PROJECT DESCRIPTION

They are proposing to develop one residential home at 1644 Telemark Trail located in Redtail PUD. The property is located in the Driggs Area of Impact. The parcel lies entirely within the Scenic Corridor overlay. Landscaping plans have been provided to help screen the house from Ski Hill Rd. The access for the property is from an interior subdivision road (Telemark Trail). All development will take place within the existing building envelope.

OVERVIEW OF SCENIC CORRIDOR REVIEW (LDC SECTION 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 275' from Ski Hill Rd. All building will take place within the existing building envelopes. Applicant has submitted plans showing the height at 29'-6". While this does not meet the requirements of the LDC, due to the size of the lot, amount of existing landscaping, and the visual rendering the planning staff believes the height of 29'-6" will suffice.</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 relatively central on the property. The proposal will be built within building envelope.</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.</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>A berm and dense trees divide Ski Hill Road and the Redtail PUD. The landscaping reasonably buffers the structures from Ski Hill. ALL parcels in Redtail are over 50 feet from Ski Hill Road. 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. A Certificate of Occupancy will note the 29'-6" building height as what was reviewed in the Scenic Corridor Review and 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:

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 1644 Telemark Trail 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 development for 1644 Telemark Trail 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

Jade Krueger, Planning Administrator

Attachments:

- A) Application (2 pages)
- B) Visual Renderings (7 pages)
- C) Plans (1 Page)
- D) Affidavit (1 Page)
- E) Warranty Deed (3 Pages)

End of Staff Report