



SCENIC CORRIDOR REVIEW for: Spencer Fausett
WHERE: 1817 Telemark Trail, Driggs, ID 83422
 Prepared for the Planning & Zoning Commission
May 14th, 2024

APPLICANT & OWNER: Spencer Fausett

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

REQUEST: Spencer Fausett is requesting approval for a Scenic Corridor review of a new residence located at 1817 Telemark Trail in the Driggs AOI. The parcel is located in the Redtail PUD platted in 2007. The property is fully within the Scenic Corridor Overlay and the landscaping plan shows an existing berm and existing trees on the property, screening the structures from Ski Hill Rd.

LEGAL DESCRIPTION: RP003150000250 - LOT 25 REDTAIL PUD SEC 19 & 30 T5N R46E

LOCATION: 1817 Telemark Trail

ZONING DISTRICT: ADR-1.0

PROPERTY SIZE: .15 acres



Fig. 1: Vicinity Map; Subject Parcel Highlighted Green.



Fig. 2: Aerial Image.

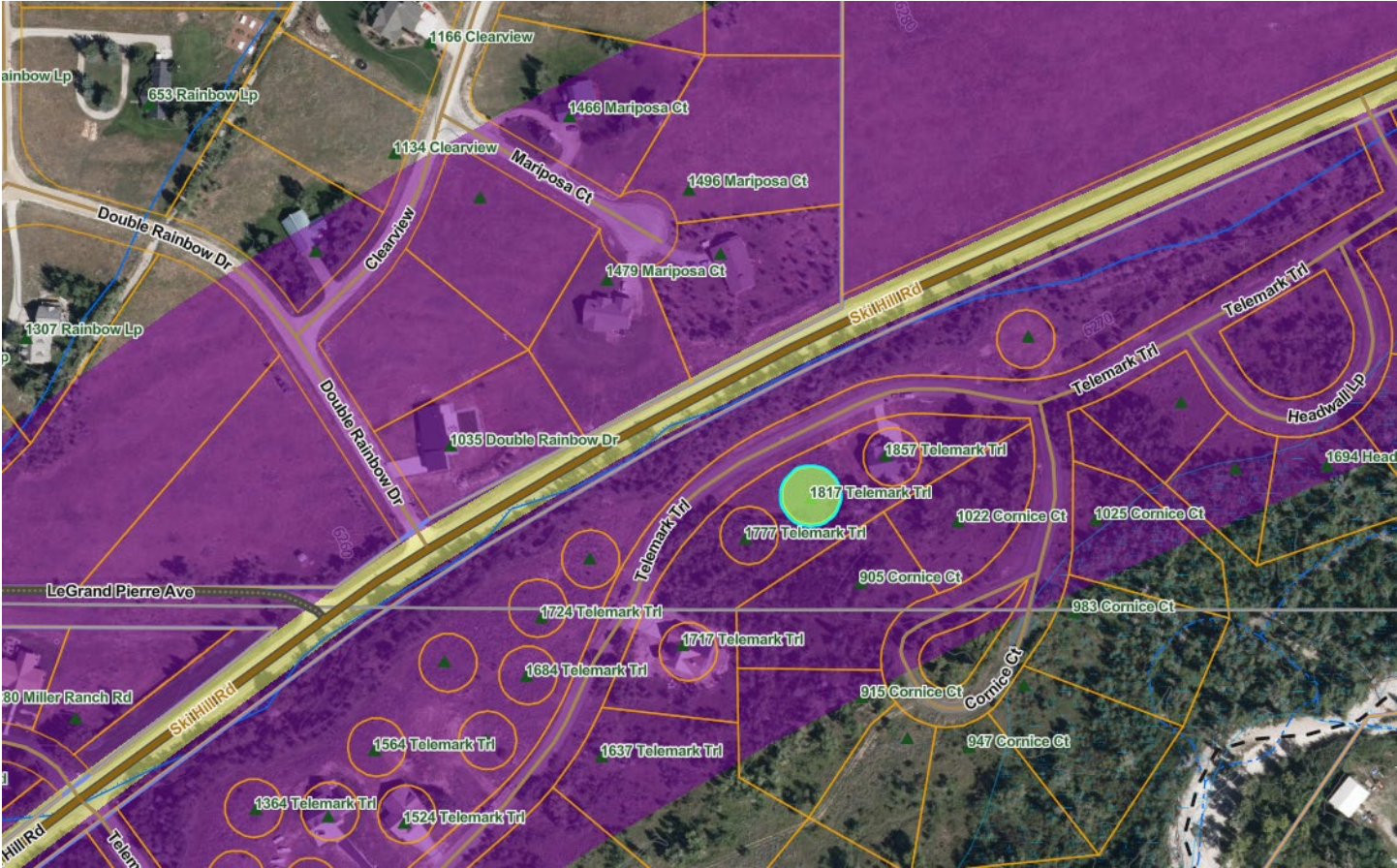


Fig. 3: Aerial Image; Scenic Corridor



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

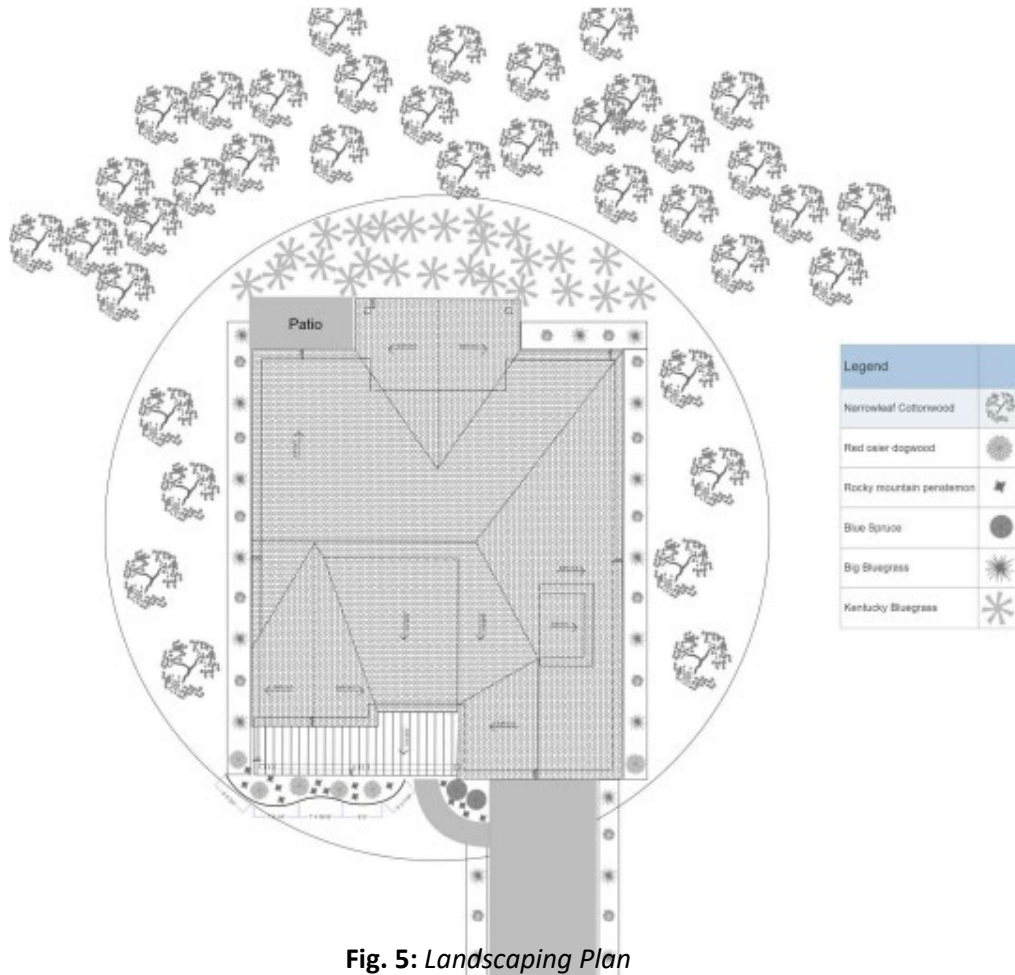


Fig. 5: Landscaping Plan

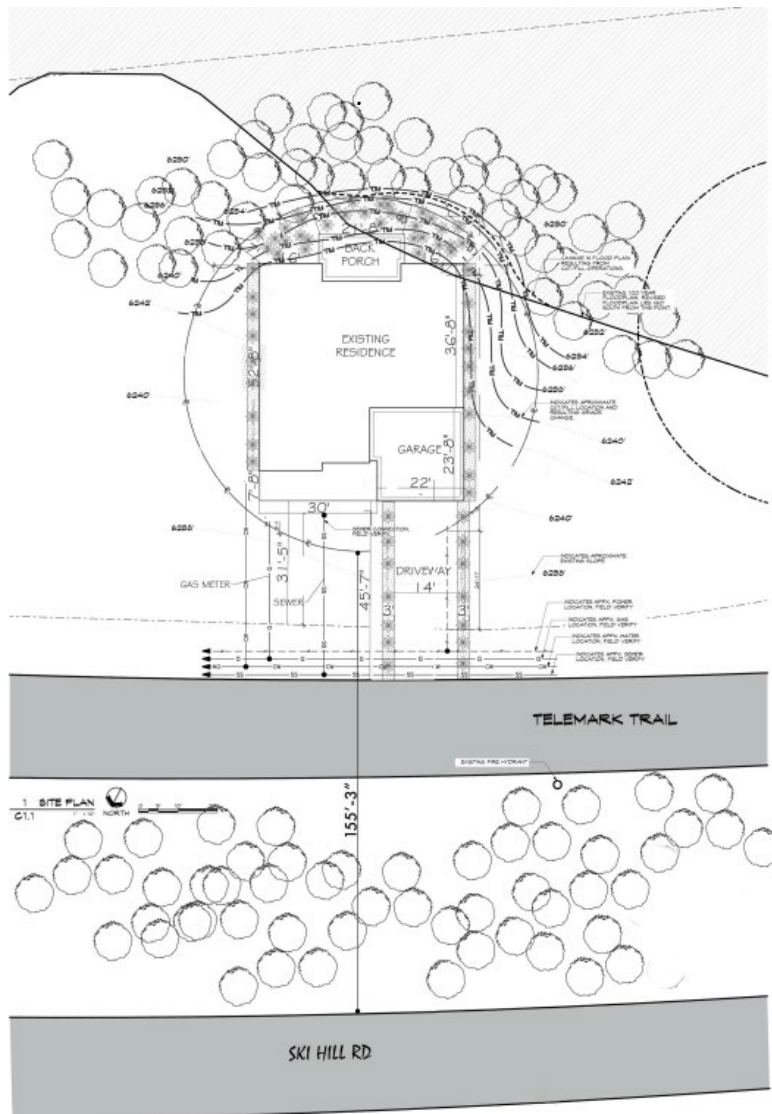


Fig. 6: Site Plan.



FRONT ELEVATION

1/8"=1'-0"

Fig. 7: Stamped Plan Showing Building Height of 29'-8" from finished grade



Fig. 8: *Rendering of Proposed Development.*

PROJECT DESCRIPTION

They are proposing to develop one residential home at 1817 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 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 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 155' from Ski Hill Rd. All development will take place within the existing building envelopes. The proposed building heights is 29'-8". While this does not meet the requirements of the LDC, due to size of lots, amount of existing landscaping, and the CCRs planning staff believes the 29'-8" height 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 and within the platted building envelope and property lines of the parcel. 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 is existing along the north side of Redtail PUD reasonably buffering the structures from Ski Hill Rd and over 50' from Ski Hill Rd. Landscaping plans were 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'-8" 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:

Approval

Having found that the proposed development for Spencer Fausett 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 Spencer Fausett 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) Site Plan (1 Page)
- C) Narrative (1 Page)
- D) Affidavit Legal Interest (1 Page)
- E) Renderings (5 Pages)
- F) Architectural Plans (7 Pages)
- G) Site Photos (2 Pages)
- H) Warranty Deed (4 Pages)
- I) Applicant Packet (14 pages)

End of Staff Report