

PROJECT BACKGROUND: The applicants submitted a request for a Scenic Corridor Design review application on July 20, 2023. They are proposing to construct 5 structures and driveways within 5 lots of the subdivision. The property currently has A/RR-2.5 zoning. The property is located within the Alpine Acres subdivision and has highway frontage. There is no existing landscaping.

The applicants have access from an interior subdivision road, Serviceberry Rd. The applicant has provided images showing the intended design and materials for residence and guest houses.

AERIAL IMAGE OF PROPERTY



PHOTOS FROM SITE VISIT (TAKEN FROM W5000S)

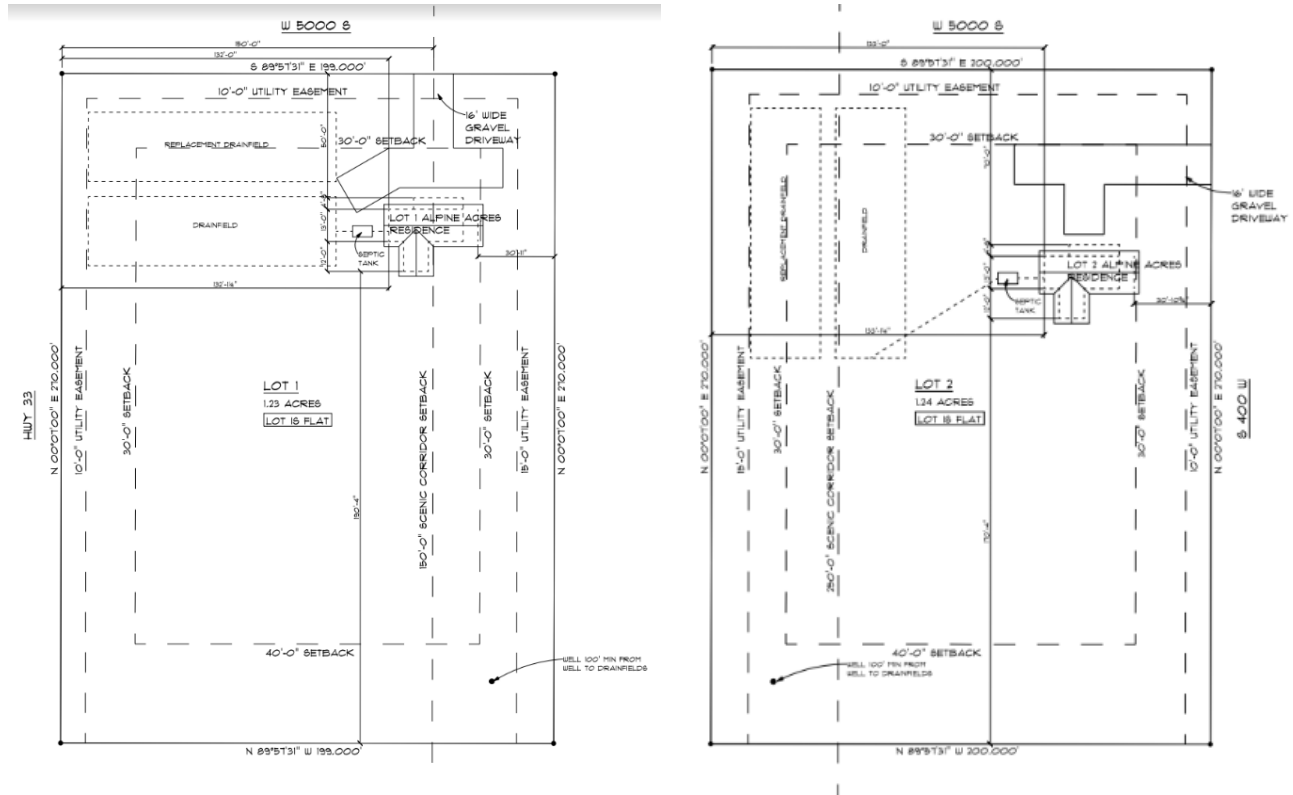


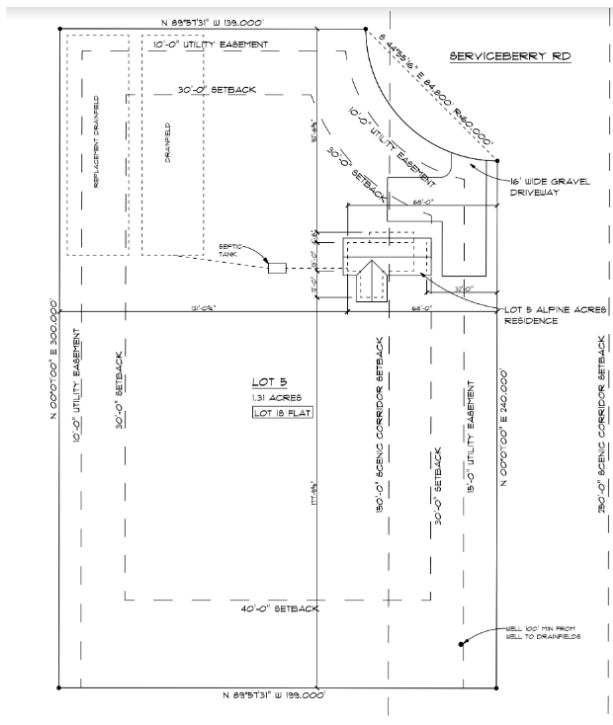
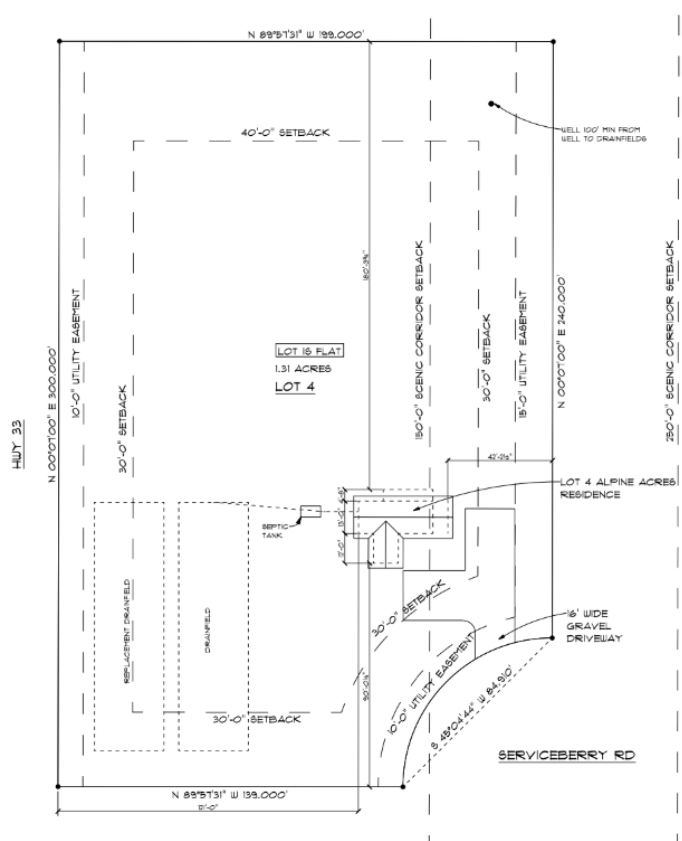
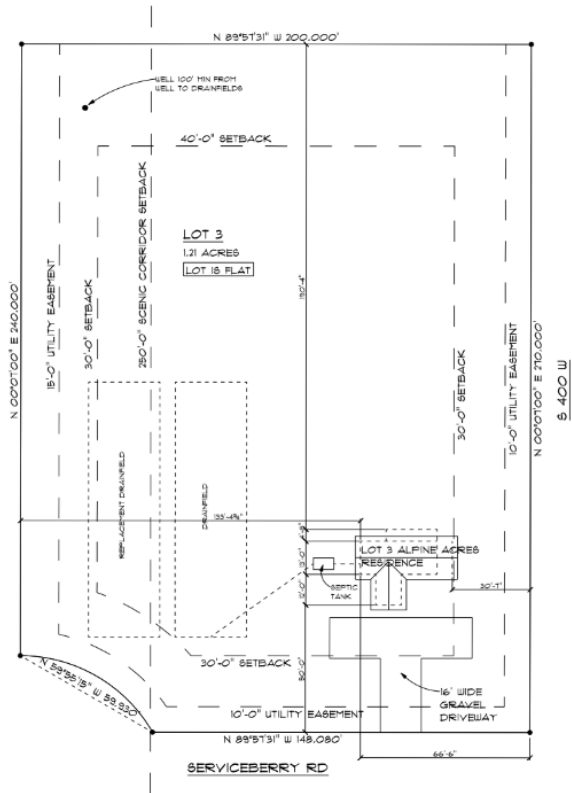
OVERVIEW OF SCENIC CORRIDOR REVIEW:

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.

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.

SITE PLAN





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 one each lot will be located at minimum 121' from Hwy 33. ADR-2.5 requires front and side setbacks of 30' and rear setbacks of 40', with which this complies. The building height is ~13'6 feet tall. This meets the requirements of the LDC.</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 rear 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 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>
8-5-2-D (3). DESIGN REVIEW CRITERIA:		STAFF COMMENTS:
SETBACKS	No permanent structures may be built within 50 feet of the outer edge of the road right of way, unless the parcel does not contain any buildable sites outside of the setback.	<i>The proposed construction will be located at minimum approximately 121' feet from the property boundary facing Highway 33. A-2.5 requires front and side setbacks of 30' and rear setbacks of 40', with which this complies.</i>
BUILDING ENVELOPE	1. Building envelopes shall be located so that existing topography and natural vegetation will screen buildings from view from the State Highways and Ski Hill Road to the maximum extent feasible.	<i>The only existing landscaping is grass, the applicant is proposing reseeding areas with comparable to existing grass.</i>
	2. Where existing topography and natural vegetation cannot be used to screen buildings, building envelopes should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge, rather than in the middle of a meadow, pasture, or hillside.	<i>The location for the proposed structures are relatively rear on the property.</i>
	3. Building envelopes shall be located so that no portion of a building up to 30 feet tall shall be visible over the ridge of the hillside on which it is located when viewed from the State Highways and Ski Hill Road.	<i>The proposed home will not be located on a ridge or hillside.</i>
BUILDING MATERIALS	All non-agricultural buildings shall not be of highly reflective materials according to ASTM C6007, Light Reflectivity Index.	<i>Building materials meet required standards.</i>

ROADS & DRIVEWAYS	Roads and driveways shall be designed to eliminate the need to back out onto the State Highways or Ski Hill Road. Existing roads and driveways shall be used where practical. When it is not practical to use existing roads, then new roads and driveways shall be located to skirt the edge of meadows and pastures (i.e. avoid dividing them) to the maximum extent feasible	<i>Interior subdivision roads access all five lots.</i>
SCREENING	Landscaping shall be used to screen the view of any resource extraction sites, outdoor storage areas, outdoor trash collection areas, satellite dishes over two (2) meters in diameter, and areas with inoperable equipment or more than four (4) inoperable cars or trucks. Required landscaping should be high altitude, native plant material, trees and shrubs	<i>There is no landscaping in place or landscaping proposed to screen construction from Hwy 33. A landscaping plan was required and the applicant provided a site plan proposing only grass.</i>
THERE ARE ADDITIONAL PROVISIONS FOR SATELLITE DISHES, REVEGETATION, UTILITIES, AND SIGNS.		<i>No plans for satellite dishes or signage are indicated on the plans.</i>

CONDITIONS OF APPROVAL:

1. All structures require a Teton County Building Permit and must comply with the Teton County Building Code.
2. A landscaping plan be provided along with building permit submittal that buffers construction from Hwy 33. This will be reviewed by planning staff during building review. A CO will not be provided until the landscaping plan has been planted.

POSSIBLE 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 Alpine Acres Subdivision 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 Alpine Acres Subdivision 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 Claire Lazes, Associate Planner

Attachments:

- A) Application (2 pages)
- B) Site Plans (60 pages)
- C) Building Materials Images (1 page)
- D) Narrative (1 page)

End of Staff Report