

THE CITY OF DRIGGS IDAHO

ORDINANCE 352-15

Amendment to Driggs Zoning Ordinance Title 9, Chapters 10 and 12:
Amendment to Mixed Use Residential and Mixed Use Commercial Zones and Rezoning of the
Huntsman Springs PUD.

AN ORDINANCE OF THE CITY OF DRIGGS, IDAHO AMENDING TITLE 9 OF THE DRIGGS CITY CODE (ZONING): REMOVING THE MIXED USE RESIDENTIAL (MUR) AND MIXED USE COMMERCIAL (MUC) ZONING CLASSIFICATIONS; ADOPTING THE PUD-HUNTSMAN SPRINGS (PUD-HS) ZONING CLASSIFICATION, SUB-DISTRICTS PUD-HS-R, PUD-HS-C, PUD-HS-L AND ASSOCIATED REGULATIONS, PROHIBITIONS AND RESTRICTIONS FOR THE PROMOTION OF HEALTH, SAFETY, CONVENIENCE AND WELFARE; AMENDING THE ZONING DESIGNATIONS OF LAND WITHIN THE HUNTSMAN SPRINGS PUD INSIDE CITY LIMITS, TO PUD-HS; REPEALING ALL ORDINANCES, RESOLUTIONS OR PARTS THEREOF IN CONFLICT HEREWITH; AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DRIGGS, COUNTY OF TETON, STATE OF IDAHO:

SECTION 1. That the following text is to replace Chapters 10 and 12 of Title 9 of the Driggs City Code (Zoning):

Chapter 10. PUD-HS HUNTSMAN SPRINGS

9-10-1: PURPOSE: The purpose in this code of a stand-alone PUD district is to provide for the unique set of standards negotiated by the city and developer of a large planned unit development. The intent of the PUD-Huntsman Springs District and three subdistricts (PUD-HS-R, PUD-HS-C and PUD-HS-L) is it to provide unified regulations and standards for land use and development that are consistent with and facilitate comprehensive plan policies and conform to the approved Master Plan (Figure 14. 3 Driggs Comprehensive Plan).

9-10-2: APPLICATION OF PROVISIONS:

A. The PUD-HS district consists of three “sub-districts,” with each sub-district implementing different land use and urban design objectives. The sub-districts described in Table 10-A apply to properties as shown on the official City and Area of Impact Zoning Maps.

Table 10.A Applicability of PUD-HS

Sub-districts	Description
PUD Huntsman Springs-R (PUD-HS-R)	Residential lots and golf facilities
PUD Huntsman Springs-C (PUD-HS-C)	Courthouse Commercial Area; Huntsman

	Springs Phase 1 Addition to the City of Driggs Plat Blocks 50-55
PUD Huntsman Springs-L (PUD-HS-L)	Huntsman Springs Lodge area

- B. PUD-HS sub-districts may be amended or new sub-districts established through the procedures in Chapter 2, Article A, provided all of the following criteria are met:
1. The PUD-HS sub-district must be designated as PUD-HS on the Comprehensive Plan's Future Land Use Map.
 2. The PUD-HS sub-district must contain five (5) or more contiguous acres.
 3. A Framework Plan containing all information required for a Preliminary PUD application shall be submitted with the Zone Change application (joint application for PUD and PUD-HS rezone is encouraged). Once approved, a Framework Plan shall be incorporated into the Zoning Ordinance and shall be binding on the subject property.

Chapter 10 Article A: PUD-HS-R HUNTSMAN SPRINGS RESIDENTIAL AND GOLF FACILITIES

9-10A-1: INTENT: The intent of the PUD-HS-R district is to provide standards for development and use of residential buildings and golf facilities shown on the approved Huntsman Springs Master Plan and consistent with the comprehensive plan. The standards also provide for additional housing options not currently contemplated by the Huntsman Springs PUD, but encouraged by the comprehensive plan.

9-10A-2: USES ALLOWED: Land use shall be consistent with those uses in the approved Huntsman Springs Master Plan. Table 10A.A specifies allowed land uses for the PUD-HS-R sub-district, as follows:

- A. Uses identified with an "A" are allowed subject to Section 9-10A-5 Framework Plan.
- B. Uses designated with a "S" are allowed subject to Section 9-10A-4 Special Uses and Section 9-10A-5 Framework Plan.
- C. Uses designated with a "C" are allowed subject to Chapter 4, Section 2 Conditional Uses, and Section 9-10A-4 through 9-10A-5..
- D. Uses designated with "C+S" are allowed subject to Chapter 4, Section 2 Conditional Uses, Section 9-10A-4 Special Uses, and Section 9-10A-5 Framework Plan.
- E. Uses designated "N" are not allowed.

TABLE 10A.A – Uses Allowed in PUD-HS-R, subject to 9-10A-4 and 9-10A-5

Land Uses	Designation
Residential Categories	
Single Family Dwelling (detached)	A
Accessory Dwelling	S
Duplex (2 dwellings sharing a common wall on one lot)	S
Townhouse, Single Family Attached (2 or more common-wall single family dwellings, each on its own lot, with or without common area)	S
Townhouse, Cottage Cluster (single family detached dwellings on sublots, with common area)	A
Multifamily (3 or more common wall dwellings on one lot; apartment or condo)	S
Group Living / Institutional	
Group Adult Care Facility (e.g., Nursing Home)	C+S
Daycare Business (1-6 Children)	S
Daycare Business (7-12 Children)	C+S
Religious Institutions and Houses of Worship	C+S
Schools	C+S
Other institutional uses not listed	N
Commercial Categories	
Home Occupation (conforming to the definition of this use contained in Chapter 1 Section 5)	A
Short-Term Vacation Rental	A
Bed and Breakfast Inn	C+S
Live/Work, including office for professional or personal service not exceeding 800 square feet in conjunction with a permitted residential use.	S
Live/Work, including retail sales and service not exceeding 800 square feet in conjunction with a permitted residential use	C+S

TABLE 10A.A – Uses Allowed in PUD-HS-R, subject to 9-10A-4 and 9-10A-5

Land Uses	Designation
Office: professional services operated by Huntsman Springs for golf facilities, property management, real estate, and/or marketing	A
Retail Sales and Service accessory and internal to the golf clubhouse, fitness center, or sales office.	A
Restaurant accessory and internal to the golf clubhouse or fitness center facilities.	A
Drive-Up/Drive-In/Drive-Through (drive-up windows, kiosks, ATM's, similar uses/facilities)	N
Vehicle Servicing or Vehicle Repair	N
Golf Course including maintenance facilities	A
Clubhouse/Fitness Center	A
Parks and Open Space	
Lighted sports fields (e.g. driving range)	C
Non-lighted sports fields	A
Other Uses Not Listed	N

9-10A-3: SPECIAL USE STANDARDS: Uses allowed as Special Uses under Section 9-10A-2 are subject to the following requirements:

A. Accessory dwelling (attached, separate cottage, or above detached garage).

Accessory dwellings shall conform to all of the following standards:

1. Floor Area. Accessory dwellings shall not exceed 750 square feet of floor area, or 50% of the floor area of the primary unit, whichever is less. The unit can be a detached cottage, a unit attached to a garage, or in a portion of an existing house;
2. One Unit. A maximum of one accessory dwelling unit is allowed per lot;
3. Development Standards. The dwelling shall conform to the development standards in Table 10A-B, except as modified below:
 - a. The height of a *detached* accessory dwelling shall not exceed twenty-two (22) feet.
 - b. An accessory dwelling shall be setback not less than twenty (20) feet from the front property line, seven (7) feet from side property lines, and twenty (20) feet

from the rear property line, except a five (5) foot setback may be allowed adjacent to an alley.

4. **Design Review.**

(1) Administrative Design Review approval is required. A building permit application for an accessory dwelling shall include elevations of the proposed building and the existing primary dwelling structure. The Planning & Zoning Administrator shall review the plans for conformance with the following standard and shall not issue an accessory dwelling building permit where it is determined that it would not conform with this standard:

- a. In order to maintain a consistent architectural character, similar building materials and architectural design shall be used so that the accessory dwelling blends with the general appearance of the primary dwelling.

B. Attached Single Family (Townhouses). Attached single family dwellings shall conform to the standards in Chapter 3 Section 6, which are intended to control development scale, avoid or minimize impacts associated with traffic, parking, and design compatibility, and ensure management and maintenance of common walls and shared outside areas.

1. **Design Review.** Design Review approval is required for all projects, including conversion of existing structures to cottage development. The project shall conform to applicable design standards adopted by the city.

C. Duplex. Duplexes are allowed subject to the following standards which are intended to control the overall building volume and compatibility:

1. **Corner Lots.** On corner lots, each dwelling shall have its primary entrance and garage opening, if any, oriented to a different street. Where vehicular access cannot be taken from two different streets, the review authority may require an alley or shared driveway providing access to both dwellings.
2. **Design Review.** Design Review approval is required for all projects, including conversion of existing structures to cottage development. The project shall conform to applicable design standards adopted by the city.

D. Cottage Cluster Townhouse Development. Where a lot is developed with two or more detached single family townhouse units, the development shall conform to the following standards which are intended to meet fire code requirements and provide light, air, and open space for the occupants:

1. **Vehicular Access.** The furthest distance from all dwellings to the closest abutting public street shall be no more than 150 feet, or an approved fire apparatus lane may be required to serve the development. Fire suppression sprinklers may be provided in lieu of

a fire apparatus lane when approved by the Fire Marshal.

2. **Central Green.** The dwellings shall abut a central open space or green of not less than 600 square feet in area per dwelling (2,400 square feet for 4 dwellings). The green shall provide landscaping and benches or other amenities for residents and have a width of not less than forty (40) feet. The homeowners association shall be responsible for ongoing maintenance of the green and any other common areas (e.g., shared parking).
3. **Parking.** The parking spaces for all dwellings shall be oriented away from the common green. Parking may be provided in parking bays, garages or carports, attached or detached from the cottages. When provided in a parking lot, parking spaces shall be screened from abutting land uses and streets, and walkways shall be provided connecting the cottages to parking areas.
4. **Yards.** Structures shall be setback at least ten (10) feet from one another, at least ten (10) feet from the perimeter boundary of the cottage development, and at least ten (10) feet from any road right of way.
5. **Design Review.** Design Review approval is required for all projects, including conversion of existing structures to cottage development. The project shall conform to applicable design standards adopted by the city.

E. Multiple Family Housing. Multi-family housing shall conform to all of the following standards, which are intended to promote livability for residents and compatibility with adjacent uses.

1. **Design Review.** Design Review approval is required. The project shall conform to applicable design standards adopted by the city.
2. **Building Separation.** Where more than one multifamily building is built on a site, the buildings shall be separated from one another by a landscaped courtyard that is not less than twenty (20) feet wide.
3. **Common Open Space.** Multiple family developments shall incorporate not less than ten (10) percent of the site area as common open space in accordance with the following criteria:
 - a. The site area is defined as the lot or parcel on which the development is to be located, after subtracting any required street right-of-way;
 - b. The common open space shall include one or more of the following: outdoor recreation area, protection of sensitive lands (e.g., trees preserved), outdoor playgrounds, outdoor sports courts, walking fitness courses, pedestrian amenities, or similar open space amenities for residents.
 - c. All common open space areas shall have an average width that is not less than forty (40) feet and an average length that is not less than forty (40) feet;
 - d. The review authority may reduce the common open space requirement for a

project containing twenty (20) or fewer dwelling units that is located within six hundred (600) feet of a public park, where there is a direct, accessible (*i.e.*, Americans With Disabilities Act-compliant), pedestrian walkway or multi-use pathway connecting the site to the park. If the park is not developed, or only partially developed, the review authority may require the multiple family housing developer to improve park land in an amount comparable to the open space that he or she would otherwise be required to provide in granting the reduction.

4. Private open space. Private open spaces shall be required for all ground-floor dwellings, and not less than fifty (50) percent of all upper-story dwellings. Private open space shall be a patio, deck or other improved surface of not less than forty eight (48) square feet.
5. Trash receptacles. Adequate solid waste storage and recycling facilities shall be provided. Trash receptacles shall be oriented away from building entrances, setback at least ten (10) feet from any public right-of-way and screened with building materials matching those on the subject multifamily building(s). Receptacles must be accessible to trash pick-up trucks.

F. Bed and Breakfast Inns. Bed and Breakfast Inns may be approved with a conditional use permit, provided they conform to all of the following requirements (See also, Short-Term Vacation Rentals, which are different than Bed and Breakfast Inns)

- a. Accessory Use. The use must be accessory to a household already occupying the structure as a residence.
- b. Maximum Size. A maximum of four (4) bedrooms for guests, and a maximum of eight (8) guests are permitted per night on the entire site (*i.e.*, including any accessory structure or guest house).
- c. Length of Stay. Maximum length of stay is 29 days per guest. The Bed and Breakfast inn-keeper shall maintain a guest registry.
- d. Food Service. Morning meals may be provided only to overnight guests of the business.
- e. Owner-Occupied. The primary dwelling shall be owner-occupied.

G. Group Adult Care Facilities and Daycare Businesses. These uses shall comply with the following requirements:

- a. Design Review. Design Review approval is required for new Adult Care or Child Care Facilities or the establishment of existing structures for Adult Care or Child Care Facilities. Any such project shall conform to applicable design standards adopted by the city.

H. Short-Term Vacation Rentals. Where allowed, short-term vacation rentals, those with twenty nine (29) or fewer days continuous occupancy by the same tenant, must conform to the following requirements:

- a. Maximum Occupancy. All short-term vacation rentals shall have a maximum occupancy of one person per two hundred (200) square feet and not more than sixteen (16) people, whichever is more restrictive.

I. Schools and Religious Institutions

1. Design Review. Design Review approval is required for new Schools and Religious Institutions or the establishment of existing structures for new Schools and Religious Institutions. Any such project shall conform to applicable design standards adopted by the city.

J. Live/Work. Live/work units are limited to transitional portions of the development only, including Block 47, the lots fronting on the north side of Finch Ave, and the area between the driving range and highway 33 and must conform to the following requirements:

1. Design Review: Design review approval is required. The project shall conform to applicable design standards adopted by the city.
2. Fire/Safety: All live-work structures shall be designated at the time of building permit and conform to any conditions of the county fire marshal.

9-10A-4: FRAMEWORK PLAN: The Huntsman Springs Residential and Golf Framework Plan applies to all portions of the Huntsman Springs Development that are designated as PUD-HS-R. The Framework Plan is intended to guide development form within the context of a mixed use residential community, combining attached and detached housing types in close proximity to downtown Driggs.

- A. Applications for design review, conditional uses and other land use approvals shall be subject to the Framework Plan contained in this Chapter. The reviewing authority shall refer to the Framework Plan in this Chapter and apply it in conjunction with the applicable design standards adopted by the city.
- B. The Framework Plan shall be interpreted and applied as follows:
1. The Framework Plan Map and supporting graphics are used to illustrate standards and guidelines. They serve as guiding documents but are flexible. For example, the actual locations of streets, buildings and other features may be adjusted, provided the standards and intent of the Framework Plan are met.
 2. Standards contain dimensional requirements or use the words “shall,” “must,” “require(d),” or similar terms, and are mandatory.
 3. Guidelines use the words “should,” “may,” “allow(ed)” or similar terms, and are encouraged. Guidelines supplement the standards and provide examples of acceptable design. Guidelines also assist in reviewing requests for adjustments and may serve as the basis for approval, denial, or approval with modifications in such instances.
 4. Standards and guidelines both serve as approval criteria, but the reviewing authority is afforded greater discretion in applying guidelines. For example, where the word “should” is used, the applicant must demonstrate that the proposal is consistent with the guideline, or that applying an alternate design solution is consistent with the code’s stated intent. Where a guideline conflicts with any code standard, the standard shall prevail.
 6. In the case of a proposed adjustment to a code standard, the applicant must demonstrate how the adjustment results in equal or greater conformity to the Framework Plan and all other applicable standards and guidelines.
 7. Nullification of one standard or guideline by a court of competent jurisdiction shall not cause any other standard or guideline to be nullified (severability).
- C. Design Standards.
1. Minimum development standards in the PUD-HS-R district is as provided in Table 10A-B.

Table 10A-B	
Standard	PUD-HS-R
<i>Density – Maximum Total Dwelling Units in District (Gross Density)</i>	338
<i>Density Bonus for Affordable Workforce Housing (Section 10A-3)</i>	Up to 15%
<i>Minimum Lot Area (square feet)</i>	

Table 10A-B	
Standard	PUD-HS-R
Single Family, not attached, access provided from street	3,500 sf
Single Family, not attached, access provided from alley	2,700 sf
Single Family, attached access provided from street	3,000 sf
Single Family, attached access provided from alley	2,000 sf
Villa/Cabin Sites	3,000 sf
Duplex	7,000 sf
Multiple-Family or Cottage Cluster	9,000 sf for first 3 DU's + 3000 sf for each add'l DU
Accessory Dwelling Units	5,000sf
Non-Residential Uses, except tracts for open space and utilities where there is no minimum lot area	5,000 sf
Minimum Lot Width* at Front Setback	
Detached Dwellings	
Interior Lot	35 ft
Corner Lot	45 ft
Attached Dwellings	
Interior Lot	20 ft
Corner Lot	30 ft
Minimum Lot Depth*	45 ft
<i>*All applicable setbacks, lot area, coverage and other standards must also be met.</i>	
Building/Structure Height	
Buildings	35 ft
Fences, Retaining/Garden Walls*	
Max. Height – Front Yard	3 ½ ft
Max. Height – Interior Side & Rear	6 ft
Max. Height – Street Side or Reverse Frontage Lot (rear)	3 ½ ft, or 6 ft with 5 ft wide landscape buffer between fence/wall and sidewalk
1. Maximum Lot Coverage	
Percentage lot coverage by buildings and structures exceeding 30 inches above grade	60%

Table 10A-B	
Standard	PUD-HS-R
<p>Min. Landscape Area (% site area) <i>Additional usable open space area may be required for multifamily projects</i></p>	All areas not covered by structures and impervious surfaces; not less than 12% of site
<p>Minimum Front/Street Setback (feet):</p> <p>Primary Structure 10 ft</p> <p>Garages and Carport Entries 20 ft</p> <p>Accessory Structure 20 ft</p> <p>Front Porch, Balcony, Portico, Patio/Garden Wall and similar architectural elements that are less than 50% enclosed 5 ft</p> <p>provided the structure does not conflict with vision clearance at intersection, utilities or easements</p>	
<p>Minimum Side Setback (feet):</p> <p>7ft</p> <p>Exceptions: Common Walls where allowed 0 ft</p>	
<p>Rear Setbacks</p> <p>15 ft</p> <p>Exceptions: Alley minimum setback 5 ft Common Walls when allowed 0 ft</p>	

2. Street Frontages.

- a. All street improvements shall conform to the City of Driggs Public Works Standards and the Huntsman Springs Master Plan, as approved by the City.
- b. Sidewalks, civic spaces and pedestrian amenities placed between the public right-of-way and building sites shall conform to the CC&Rs for Huntsman Springs and adopted City building codes. Where conflicts occur between City requirements and CC&Rs, City requirements shall prevail.

3. Affordable Housing Incentive.

The most acute housing problem in Teton County, Idaho is lack of affordable housing for the current and future local workforce to purchase. Increasing the supply of affordable for sale housing—priced between 80% and 120% of the Median Family Income—would enable renters, as well as new workers moving into the county, to achieve homeownership. (BBC Research, 2007 Teton County Affordable Housing Study, 2014

Western Greater Yellowstone Region Housing Needs Assessment

This Section provides incentives for the creation and maintenance of affordable workforce housing. The developer may receive density bonuses by providing affordable housing in accordance to the following requirements:

- a. Affordable Dwelling Unit Plan. Preliminary subdivision plats and multifamily design review applications must specify the number, type, size (number of bedrooms and floor area) and location of proposed affordable dwelling units in accordance with the ratios in Section 19.b below. The city may modify and/or condition the Affordable Dwelling Unit Plan to ensure conformity with the requirements of this code.
- b. Density Bonus. The city may grant a density bonus of up to fifteen percent (15%) upon finding that the Affordable Dwelling Unit Plan conforms to the criteria below:
 - i. Deed-Restricted Affordable Dwellings shall be provided on-site where practical (i.e., where the size of the project, proximity to city services, and physical site conditions allow) as follows:
 - (a) Ten percent (10%), or more, of the dwelling units allowed on the subject property prior to the density bonus shall be reserved for qualifying buyers or renters with incomes at or below one hundred twenty percent (120%) of Driggs area median family income; **or**
 - (b) Five percent (5%), or more, of the dwelling units allowed on the subject property prior to the density bonus shall be reserved for qualifying buyers or renters with incomes at or below one hundred percent (100%) of Driggs area median family income; **AND**
 - (c) Execution of a development agreement with the Teton County Housing Authority (TCHA) or City of Driggs to produce the requisite, deed-restricted affordable units, or transfer of capital to the TCHA or City of Driggs, in a monetarily equivalent amount, as determined by the TCHA Commission or City of Driggs.
 - ii. Affordable housing plans must provide a diversity of housing types and be well dispersed within the development.
 - iii. The total number of affordable dwelling units described in this Section shall be determined by rounding down fractional answers to the nearest whole unit.
 - iv. Affordable housing may be provided in lesser quantities, provided that the density bonus shall be pro rated accordingly.

Chapter 10, Article B: PUD-HS-C HUNSTMAN SPRINGS MIXED USE AREA

9-10B-1: INTENT: The intent of the PUD-HS-C district is to provide standards for development and use of the mixed use area shown on the approved Huntsman Springs Master Plan consistent with the comprehensive plan. The district allows a wide range of commercial, residential, civic, and limited industrial uses, and allows basic services and amenities, within the construct of a form-based code.

9-10B-2: OBJECTIVES:

The specific objectives of the PUD-HS-C sub-district are to:

- Facilitate a mixture of compatible land uses through regulations that emphasize development form over restrictions on use;
- Provide transitions from higher intensity developments in the downtown core to lower intensity development outside the core;
- Integrate living and working environments;
- Allow businesses to locate in a variety of settings, including locations with housing and complementary employment uses;
- Expand housing opportunities and encourage the provision of affordable workforce housing close to city services and amenities;
- Facilitate more intensive use of land through design-based regulations than would be possible under conventional zoning, while minimizing potentially adverse impacts to adjacent land uses;
- Reduce automobile reliance through pedestrian-oriented design;
- Encourage sustainability through compact, mixed-use development and green building practices.

9-10B-3: USES ALLOWED: The PUD-HS-C sub-district is intended to emphasize the form and function of development while allowing a broad range of mutually compatible land uses in each sub-district. Table 10B.A specifies allowed land uses for the PUD-HS-C district, as follows:

- A. Uses identified with an "A" are allowed subject to Section 9-10B-5 Framework Plan. Design review is required.
- B. Uses designated with an "S" are allowed subject to Section 9-10B-4 Special Uses and Section 9-10B-5 Framework Plan. Design Review is required.
- C. Uses designated with a "C" are allowed subject to Chapter 4, Section 2 Conditional Uses, and Section 9-10B-5 Framework Plan. Design Review is required.
- D. Uses designated with "C+S" are allowed subject to Chapter 4, Section 2 Conditional Uses, Section 9-10B-4 Special Uses, and Section 9-10B-5 Framework Plan. Design Review is required.

E. Uses designated with "N" are not allowed.

Table 10B.A: Uses Allowed in PUD-HS-C, subject to 9-10B-4 and 9-10B-5	
Land Uses	Designation
Dwellings, not on the ground floor and above an allowed commercial, public or non-profit/institutional use – e.g., mixed commercial-residential building or live-work dwelling where ground floor uses are commercial, public or non-profit/institutional	A
Dwellings, ground floor – attached or detached dwellings	S
Home Occupations, in conjunction with allowed dwellings (per Chapter 1, Section 5)	A
Commercial use when fully enclosed in a building and not including any drive-up or drive-through facility – e.g., offices, retail sales and services, overnight accommodations (hotel, motel, or bed and breakfast inn), and similar uses	A
Commercial use when not fully enclosed in a building, or when containing a drive-up or drive-through facility – e.g., retail sales and services, commercial outdoor recreation, commercial parking, vehicle servicing or repair, major event entertainment, commercial storage, and similar uses	C+S
Industrial use in conjunction with an allowed commercial use, when fully enclosed in a building and not including any drive-up or drive-through facility – e.g., artist studio, bakery, brewery, computer technology, food processing, laundry or dry cleaning, and similar uses	C+S
Industrial when not fully enclosed in a building	N
Public, non-profit and institutional uses	A
Parks and open space	A

9-10B-4: SPECIAL USE STANDARDS: Uses allowed as Special Uses under Section 10B-3 are subject to the following requirements:

- A. Dwellings, ground floor. Ground floor dwellings are allowed provided they do not occupy more than fifty percent (50%) of the ground floor space in any structure.
- B. Attached dwellings must conform to Chapter 3, Section 6. The maximum number of attached dwellings is five (5) and the reviewing authority may approve dwellings fronting onto a park or civic space (instead of a public street) without a conditional use permit.
- C. Commercial uses not fully enclosed in a building, including any portion of a site containing a drive-up or drive-through facility, must conform to all of the following requirements:
 - 1. A conditional use permit is required;
 - 2. No such use shall front onto or be placed within one hundred (100) feet of the following streets (rights-of-way): Courthouse Drive, Depot Street, Front Street, Little Avenue, Highway 33/Main Street. Such uses must be setback twenty (20) feet or more from the right-of-way of all other streets.

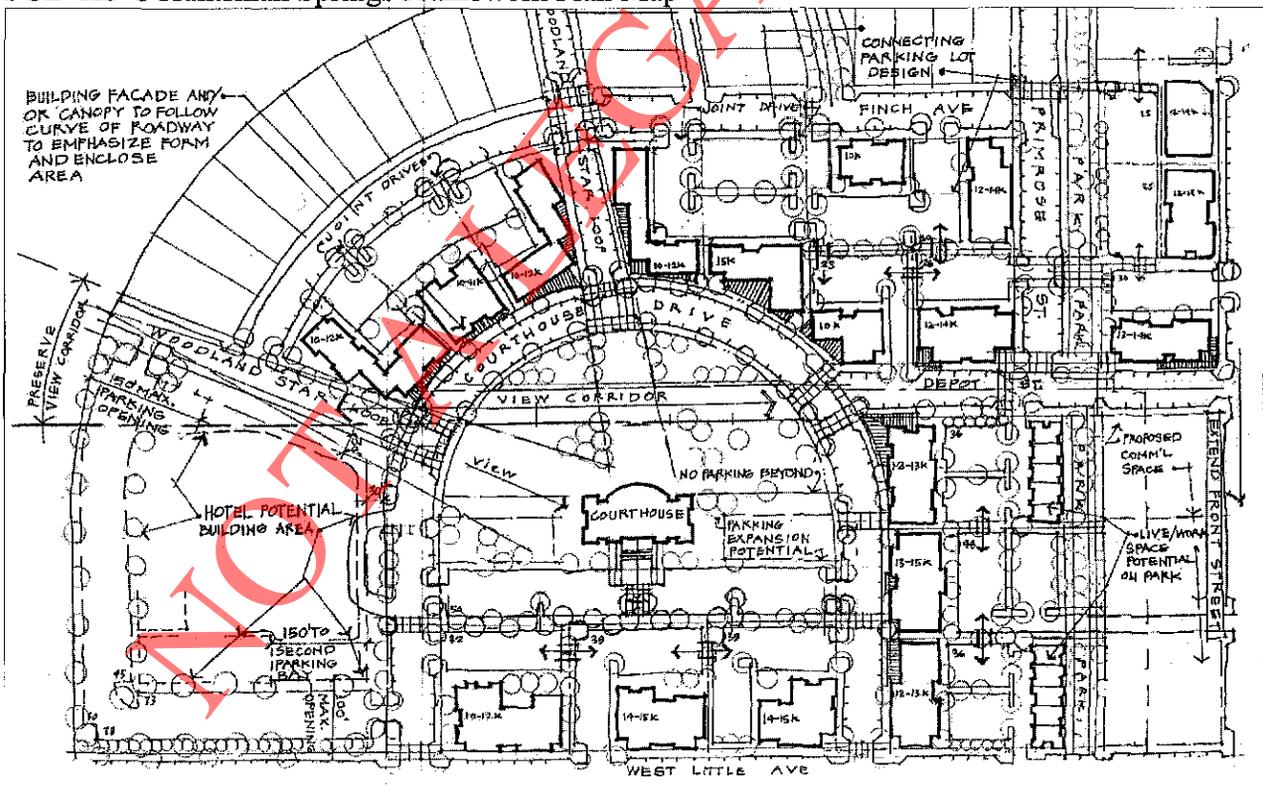
3. The City of Driggs Commercial Design Standards and Guidelines apply.

D. Industrial uses, when allowed, must conform to all of the following requirements:

1. A conditional use permit is required;
2. The industrial use must be incidental to or not exceed fifty percent (50%) of the floor area of an allowed commercial use;
3. The industrial use must be fully enclosed in a building, and not include any drive-up or drive-through facility
4. Outdoor storage and other incidental activities not enclosed in a building are limited to levels customarily provided in an allowed commercial or residential use.
5. The City of Driggs Commercial Design Standards and Guidelines apply.

9-10B-5: FRAMEWORK PLAN: The Huntsman Springs Mixed Use Area Framework Plan applies to all portions of the Huntsman Springs development that are designated PUD-HS-C. The Framework Plan is intended to guide development form within the context of a mixed-use community, combining elements of the downtown, the Teton County Courthouse complex, and Huntsman Springs resort.

PUD-HS-C Huntsman Springs Framework Plan Map



A. Applications for design review, conditional uses and other land use approvals shall be subject to the Framework Plan contained in this Chapter. The reviewing authority shall refer to the Framework Plan in this Chapter and apply it in conjunction with the City of

Driggs Commercial Design Standards and Guidelines and other applicable ordinance requirements.

B. The Framework Plan shall be interpreted and applied as follows:

1. The Framework Plan Map and supporting graphics are used to illustrate standards and guidelines. They serve as guiding documents but are flexible. For example, the actual locations of streets, buildings and other features may be adjusted, provided the standards and intent of the Framework Plan are met.
2. Standards contain dimensional requirements or use the words “shall,” “must,” “require(d),” or similar terms, and are mandatory.
3. Guidelines use the words “should,” “may,” “allow(ed),” or similar terms, and are encouraged. Guidelines supplement the standards and provide examples of acceptable design. Guidelines also assist in reviewing requests for adjustments and may serve as the basis for approval, denial, or approval with modifications in such instances.
4. Standards and guidelines both serve as approval criteria, but the reviewing authority is afforded greater discretion in applying guidelines. For example, where the word “should” is used, the applicant must demonstrate that the proposal is consistent with the guideline, or that applying an alternate design solution is consistent with the code’s stated intent. Where a guideline conflicts with any code standard, the standard shall prevail.
6. In the case of a proposed adjustment to a code standard, the applicant must demonstrate how the adjustment results in equal or greater conformity to the Framework Plan and all other applicable standards and guidelines.
7. Nullification of one standard or guideline by a court of competent jurisdiction shall not cause any other standard or guideline to be nullified (severability).

C. Design Standards.

1. All street improvements shall conform to the City of Driggs Transportation Standards and the Huntsman Springs Master Plan, as approved by the City.
2. All projects shall be submitted for Design Review to the City of Driggs and conform to the standards found in the Driggs Commercial Design Standards (Appendix A) CBD chapter, except for Blocks, Buildings & Structures and Vehicle Access & Parking Areas, which shall conform to the standards and guidelines in this Framework Plan and in the approved Huntsman Springs Town Plaza Development Guidelines. Where conflicts occur between City and Huntsman Springs requirements, City requirements shall prevail.
3. **Block Types**
 - a. **Courthouse Block:** Courthouse Block is the organizing block and central focus of the Huntsman Springs PUD-HS district. It is the site of the Teton County Courthouse, and is defined by Courthouse Drive and West Little Avenue. Block standards and guidelines are as follows:

- i. Uses. Allowed land uses are the same as those in Table 10B.A, except Lot 4, Block 53 is limited to Teton County Courthouse and ancillary public uses, consistent with the provisions of this Section.
- ii. Height: 45 feet maximum for the courthouse; 35 feet maximum for other structures, except 45 feet allowed where dwellings are provided in upper building story(ies) of such structures.
- iii. View Corridors. (See Framework Plan Map)
- (a) The view corridor from Woodland Star Drive shall be kept clear of structures, surface parking, storage, above-ground utilities, and other obstructions. Where trees are planted their placement should frame important views.
 - (b) The grounds surrounding the courthouse should be landscaped with hardy trees, shrubs and grasses that complement the site and allow for public enjoyment of the Civic Green.
 - (c) An open view corridor shall be maintained "to and through" the Civic Green from Depot Street, allowing for views of the Big Hole Mountains from Depot Street. (See Framework Plan Map) This area shall be kept clear of structures, surface parking, storage, above-ground utilities, and other obstructions. Where trees are planted their placement should frame important views.
- iv. Civic Green. (See Framework Plan Map)
- A Civic Green shall be improved in the area between the courthouse and the arc of Courthouse Drive. The Civic Green should contain an open space or plaza with a radial pattern of pathways and small gardens extending outward from the courthouse to the planned crosswalks on Courthouse Drive. Landscaping should frame important views and consist of hardy plant materials. See City of Driggs Commercial Design Standards and Guidelines.
- v. Courthouse Forecourt. (See Framework Plan)
- The main entrance to the courthouse should incorporate a forecourt that is large enough to accommodate public assemblies. The forecourt should be designed with pavers and stamped or scored concrete to set off the courthouse entrance from the adjacent parking area.
- vi. Parking Areas. (See Framework Plan)
- (a) All surface parking shall be placed south of the parking line established on the Framework Plan Map. Underground parking may be placed north of the parking line if it is capped with the Civic Green described above.
 - (b) Where structured parking is provided, it should be consolidated in the planned parking areas between the West Little Avenue

buildings and the courthouse.

- (c) Parking areas shall be interconnected and allow for internal vehicle circulation without requiring turning movements on adjacent streets. Except as restricted by lease agreement, parking in the Huntsman Springs development shall be shared parking, available to all uses in the development.
- (d) Parking area access points should be aligned with access points on opposing block faces (opposite side of the street).
- (e) Pedestrian walkways shall be extended through the courthouse parking areas and connect to (or be stubbed to future) building entrances along West Little Avenue.

vii. West Little Avenue Buildings. (See Framework Plan Map)

- (a) Buildings developed south of the courthouse shall generally conform to the building envelopes as shown on the Framework Plan Map. The floor plate of a building occupied by a single use shall not exceed 20,000 square feet, exclusive of parking structures.
- (b) Buildings and their primary entrance(s) shall be placed within ten (10) feet of the West Little Avenue right-of-way ("build-to line") so that not less than sixty percent (60%) of the street frontage has buildings placed within ten (10) feet of it. The build-to line may be extended to accommodate civic spaces such as plazas and extra-width sidewalks.
- (c) The buildings fronting onto West Little Avenue shall have their primary entrances oriented to West Little Avenue, or placed not more than twenty (20) feet from the West Little Avenue right-of-way.
- (d) Minimum side and rear setbacks shall be zero, except where required by building code.
- (e) Lot coverage is not restricted, provided that buildings generally conform to the envelopes shown on the Framework Plan Map.
- (f) Civic spaces shall be provided in new commercial and mixed use developments, as specified by the City of Driggs Commercial Design Standards and Guidelines.

viii. Building Envelopes. (See Framework Plan Map)

The building envelopes shown on the Framework Plan Map are approximate; they are intended to accommodate the parking requirements of planned land uses at buildout. The envelopes adjacent to West Little Avenue may be adjusted, for example, to allow for a continuous building wall along the street, or to better meet the intent of the Framework Plan. The building envelopes may expand considerably where additional

parking can be provided underground or in multistory parking structures.

- ix. Landscaping. Areas not covered by impervious surfaces shall be landscaped in conformance with the City of Driggs Commercial Design Standards and Guidelines.
- x. Architectural Guidelines. Building designs shall conform to the Huntsman Springs Town Plaza Development Guidelines. Any modification to the Huntsman Springs Town Plaza Development Guidelines shall be subject to prior review and approval by the City's Planning and Zoning Administrator.
 - b. Perimeter Mixed-Use Blocks. The Perimeter Block standards are intended to provide appropriate transitions in land use and development form where PUD-HS-C abuts Driggs's Central Business District and the residential and resort areas of Huntsman Springs.
 - i. Uses. Uses shall be as provided in Table 10B.A, except as that retail uses, restaurants, delis, drinking establishments, entertainment-oriented uses, and similar uses that *do not* front directly onto Depot Street, Front Street or West Little Avenue shall have hours of operation that begin no earlier than 6:00 a.m. and end no later than 11:00 p.m. This requirement is intended to avoid uses that would conflict with adjacent residential uses or inappropriately compete with the downtown visitor retail and entertainment core, and to maintain the integrity of the courthouse district as a place for civic, professional and business support services, and to reinforce Depot, Front and West Little as part of the downtown retail and entertainment core.
 - ii. Height: 35 feet maximum, except 45 feet maximum where dwellings are provided in upper building story(ies).
 - iii. Floor Plate. The floor plate of a building occupied by a single use shall not exceed 20,000 square feet, exclusive of parking structures.
 - iv. View Corridors. (See Framework Plan Map)
 - (a) Buildings fronting Woodland Star Drive should frame street-ending views of the courthouse. Staggered building planes or offsets in building elevations, where practical, should be used to enhance the courthouse gateway and sense of arrival from the north and west.
 - (b) The view corridors from Woodland Star Drive shall be kept clear of structures, surface parking, storage, above-ground utilities, and other obstructions. Where trees are planted their placement should frame important views.
 - (c) An open view corridor shall be maintained "to and through" the Civic Green from Depot Street, allowing for views of the Big Hole Mountains from Depot Street. This area shall be kept clear of

structures, surface parking, storage, above-ground utilities, and other obstructions. Where trees are planted their placement should frame important views.

v. Parking Areas. (See Framework Plan Map)

- (a) All surface parking areas and driveway access points shall be setback at least 100 feet from the Courthouse Drive right-of-way. Surface parking areas shall be setback from all other streets, parks, and civic spaces behind a landscape buffer of not less than fifteen (15) feet in width. The buffer shall contain an improved pedestrian walkway not less than six (6) feet in width, unless the reviewing authority determines that pedestrian connectivity is satisfied by other means.
- (b) Where structured parking is provided, it shall be setback at least 100 feet from Courthouse Drive, reserving the street frontage for allowed commercial and upper-story residential uses.
- (c) Parking areas shall be interconnected to allow for internal vehicle circulation without requiring turning movements on adjacent streets. Except as restricted by lease agreement, parking in the Huntsman Springs development shall be shared parking, available to all uses in the development.
- (d) Parking area access points should be aligned with access points on opposing block faces (opposite side of the street).

vi. Building Orientation and Entrances. (See Framework Plan Map)

- (a) All building entrances on a site must be connected to one another by a network of pedestrian walkways.
- (b) Buildings and their primary entrance(s) shall be placed within ten (10) feet of a street right-of-way ("build-to line") so that not less than sixty percent (60%) of the street frontage has buildings placed within ten (10) feet of it. Portions of a lot's frontage that do not have buildings placed within ten (10) feet of the street should be developed with civic spaces, such as outdoor seating areas or plazas.
- (c) Where lots abut Courthouse Drive, buildings on those lots shall orient to Courthouse Drive.
- (d) Buildings on corner lots shall orient to the street corner and have a primary entrance located not more than (20) feet from the corner.
- (e) Buildings on through lots need only orient to one street; for example, where a lot fronts Courthouse Drive and Finch Avenue, a building must orient to Courthouse Drive, or it may orient to both Courthouse Drive and Finch Avenue.
- (f) On any street frontage, the build-to line may be extended to

accommodate civic spaces such as corner plazas or seating.

- (g) A continuous building wall along Courthouse Drive is encouraged but not required.
- vii. Pedestrian Shelters. Pedestrian shelters shall be provided in conformance with the City of Driggs Commercial Design Standards and Guidelines (CBD section), except that elevations facing Woodland Star Drive, Courthouse Drive, Depot Street, and Front Street shall provide a weather protecting canopy (pedestrian shelter) along at least sixty percent (60%) of a building's ground floor elevation(s) where the building abuts a sidewalk, plaza, pedestrian access way, or outdoor seating area.
- viii. Yards. Minimum front, side and rear setbacks shall be zero, except as required to accommodate civic spaces or where required by building codes. Where yards are provided between buildings, pedestrian walkways should be extended through them to reach rear parking areas.
- ix. Building Envelopes. (See Framework Plan Map)
 - (a) The building envelopes shown on the Framework Plan Map are approximate; they are intended to accommodate the parking requirements of planned land uses at buildout.
 - (b) Lot coverage is not restricted, provided that buildings generally conform to the envelopes shown on the Framework Plan Map.
 - (c) The building envelopes may be adjusted, for example, to allow for a continuous building wall along the street, or to better meet the intent of the Framework Plan. The building envelopes may expand considerably where additional parking can be provided underground or in multistory parking structures.
- x. Civic Spaces. Civic spaces shall be improved with new commercial and mixed use developments, as specified by the City of Driggs Commercial Design Standards and Guidelines.
- xi. Landscaping. Areas not covered by impervious surfaces shall be landscaped in conformance with the City of Driggs Commercial Design Standards and Guidelines.
- xii. Architecture. Building designs shall conform to the Huntsman Springs Town Plaza Development Guidelines. Any modification to the Huntsman Springs Town Plaza Development Guidelines shall be subject to prior review and approval by the City's Planning and Zoning Administrator.
- c. Hotel Block
 - i. Uses. The Hotel Block is reserved for hotel and ancillary (e.g., resort) uses associated with Huntsman Springs. All other uses authorized for PUD-HS-C (Table 10B.A) shall require conditional use approval, and must be secondary to an existing hotel use.

- ii. Height. The maximum allowable height is 45 feet for hotel building(s); ancillary resort uses are limited to 35 feet in height.
- iii. Building and Parking Envelopes. Adherence to the building and parking envelopes, and view corridor provisions, as illustrated on the Framework Plan Map, is required.
- iv. Drive-up/Loading and Unloading Facilities. Any drive-up loading and unloading facility (i.e., associated with a hotel) must not conflict with pedestrian safety and shall ensure adequate site distance is provided along Courthouse Drive and Woodland Star Drive.
- v. Civic Spaces. Civic spaces shall be provided as specified by the City of Driggs Commercial Design Standards and Guidelines.
- vi. Landscaping. Areas not covered by impervious surfaces shall be landscaped in conformance with the City of Driggs Commercial Design Standards and Guidelines.
- vii. Architectural Guidelines. Building designs shall conform to the Huntsman Springs Town Plaza Development Guidelines. Any modification to the Huntsman Springs Town Plaza Development Guidelines shall be subject to prior review and approval by the City's Planning and Zoning Administrator.
- viii. Subdivision or Lot Split. The Hotel Block shall not be further divided or split without amending the Framework Plan Map, as provided in Chapter 10 Section 2-B. This provision does not apply to condominium plats.

Chapter 10 Article C: PUD-HS-L Huntsman Springs Lodge Area

9-10C-1: INTENT: The intent of the PUD-HS-L district is to provide standards for the future development of, and regulation of uses in, the Huntsman Springs Lodge area shown on the Huntsman Springs Master Plan, consistent with the comprehensive plan. The district supports a resort hotel with limited associated commercial uses oriented to hotel guests.

9-10C-2: USES ALLOWED: Table 10C.A specifies allowed land uses for the PUD-HS-L district, as follows:

- A. Uses identified with an "A" are allowed subject to Section 9-10C-4 Framework Plan.
- B. Uses designated with an "S" are allowed subject to Section 9-10C-3 Special Uses and Section 9-10C-4 Framework Plan.
- C. Uses designated with a "C" are allowed subject to Chapter 4 Section 2 Conditional Uses, and Section 9-10C-4 Framework Plan.
- D. Uses designated with "C+S" are allowed subject to Chapter 4 Section 2 Conditional Uses, Section 9-10C-3 Special Uses, and Section 9-10C-4 Framework Plan.
- E. Uses designated with "N" are not allowed.

Table 10C.A: Uses Allowed in PUD-HS-L, subject to 9-10C-3 and 9-10C-4	
Land Uses	Designation
Hotel, up to 80 units, including hotel commercial and service uses within the main lodge building	A
Hotel Villas, up to 24 units	A
Dwellings	S
Home Occupations	S
Commercial use outside of the hotel lodge building when fully enclosed in a building and not including any drive-up or drive-through facilities	S
Commercial use when not fully enclosed in a building	C+S
Commercial use, except for a hotel entry, containing a drive-up or drive-through facility	N
Industrial use	N
Public, non-profit and institutional uses	A
Parks and open space	A

9-10C-3: SPECIAL USE STANDARDS: Uses allowed as Special Uses under Section 10C.A-2 are subject to the following requirements:

- A. Dwellings. Permitted dwellings are limited to condominium units within the hotel and hotel villas.
- B. Home Occupations. Only home occupations not requiring or generating onsite customer or public presence are permitted.
- C. Commercial Uses Outside of Hotel Lodge Building. There are two categories of permitted commercial uses outside of the hotel lodge building in the PUD-HS-L district: Hotel Operations and Plaza Commercial. No other commercial use is permitted.
 - 1. Hotel Operations.
 - a. Permitted uses are those that provide guest services to guests and members of the hotel and resort, including recreation facilities, event hosting and catering, and an excursion center, along with a hospitality training center and ancillary uses such as maintenance facilities.
 - b. The excursion center shall be operated solely for guests and members of the hotel and resort and shall function as the concierge center for guest accommodations and not exceed five thousand square feet (5,000sf) in gross floor area.
 - c. Retail floor area within the excursion center shall not exceed five hundred square feet (500sf) in net floor area and shall be limited to small convenience retail items such as hand warmers, gloves, hats, tissues and packaged food and beverages.
 - 2. Plaza Commercial.
 - a. No more than ninety-eight square feet (98sf) of gross floor area per lodging unit or a maximum of ten thousand square feet (10,000sf) of gross floor area may be

occupied by commercial uses around the ice rink / fountain feature, with the exception of buildings used by or for hotel operations as described in Section 9-10C-3-C1.

b. No commercial occupancy shall be allowed in the Plaza Commercial area prior to an occupancy certificate being issued for the main hotel lodging building.

c. No Business Registration shall be issued in the Plaza Commercial area without an active Business Registration issued for the main hotel lodge building.

d. No more than six thousand square feet (6,000sf) of gross floor area shall be occupied by commercial uses, with the exception of buildings used by or for hotel operations as described in Section 9-10C-3-C1 until the following conditions are satisfied:

- i. The hotel has been in continuous operation for at least three (3) years; and
- ii. An average of at least a sixty percent (60%) guest occupancy rate over the two (2) year period immediately prior to application for business registration; and
- iii. The six thousand square feet (6,000sf) of gross floor area permitted by Section 9-10C-3-C2d has been fully occupied by commercial uses other than hotel operations for a period of at least two (2) years.

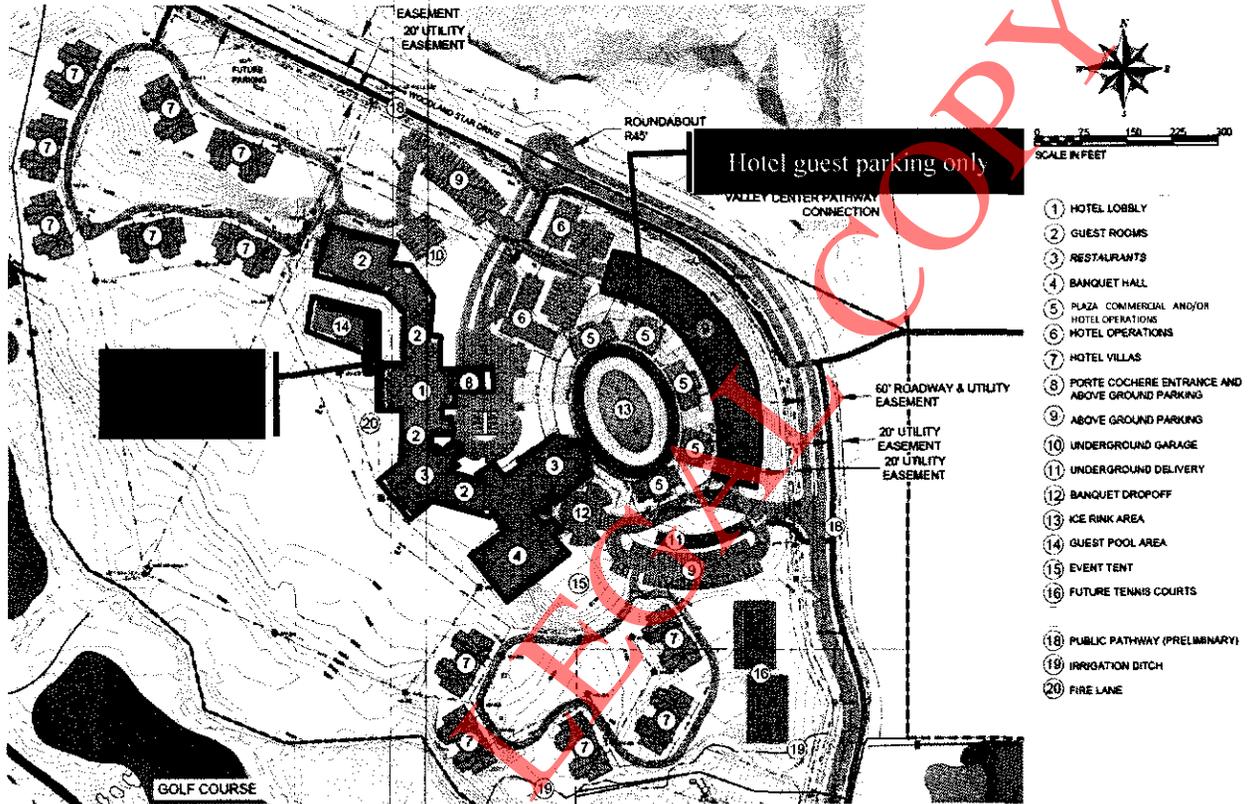
e. Permitted commercial use categories in the Commercial Plaza are those listed below, as defined by the North American Industry Classification System. Other uses may be approved by the Planning and Zoning Administrator upon finding that the use is similar in nature to one or more of the uses below and is guest-oriented and not of a general retail nature nor identified as either furnishings, automotive, variety store, electronics and appliance, or any similar establishment that would not be representative of the higher expense categories of a typical hotel or resort guest.

Allowed:

445292	Confectionary and Nut Stores
448150	Clothing Accessories Stores
4483	Jewelry, Luggage and Leather Goods Stores
45111	Sporting Goods Stores
45112	Hobby, Toy and Game Stores
45121	Book Stores and News Dealers
45322	Gift, Novelty, and Souvenir Stores
45392	Art Dealers
722	Food Services and Drinking Places

9-10C-4: FRAMEWORK PLAN: The Huntsman Springs Lodge Area Framework Plan applies to all portions of the Huntsman Springs development that are designated PUD-HS-L. The Framework Plan is intended to guide development form within the context of a luxury hotel complex.

PUD-HS-L Huntsman Springs Lodge Area Framework Plan Map



- A. Development within PUD-HS-L shall be subject to the Framework Plan contained in this Chapter.
- B. The Framework Plan shall be interpreted and applied as follows:
 - 1. The Framework Plan Map and supporting graphics are used to illustrate standards and guidelines. They serve as guiding documents but are flexible. For example, the actual locations of streets, buildings and other features may be adjusted, provided the standards and intent of the Framework Plan are met.
 - 2. Standards contain dimensional requirements or use the words “shall,” “must,” “require(d),” or similar terms, and are mandatory.
 - 3. Guidelines use the words “should,” “may,” “allow(ed),” or similar terms, and are encouraged. Guidelines supplement the standards and provide examples of acceptable design. Guidelines also assist in reviewing requests for adjustments and may serve as the basis for approval, denial, or approval with modifications in such instances.

4. Standards and guidelines both serve as approval criteria, but the reviewing authority is afforded greater discretion in applying guidelines. For example, where the word “should” is used, the applicant must demonstrate that the proposal is consistent with the guideline, or that applying an alternate design solution is consistent with the code’s stated intent. Where a guideline conflicts with any code standard, the standard shall prevail.

6. In the case of a proposed adjustment to a code standard, the applicant must demonstrate how the adjustment results in equal or greater conformity to the Framework Plan and all other applicable standards and guidelines.

7. Nullification of one standard or guideline by a court of competent jurisdiction shall not cause any other standard or guideline to be nullified (severability).

C. Design Standards.

1. All street improvements shall conform to the City of Driggs Transportation Standards and the Huntsman Springs Master Plan, as approved by the City.

2. All projects shall be submitted for Design Review to the City of Driggs and conform to the standards and guidelines in this Framework Plan. Development within the Commercial Plaza shall also be subject to pedestrian and landscape requirements of the Driggs Commercial Design Standards and Guidelines for Downtown and Service & Hwy Commercial.

3. Building Height.

a. Hotel: The peak of the hotel lobby shall not exceed fifty-two feet (52’), when measured from established grade on the East side of the building. No portion of the remainder of the hotel building shall exceed forty-nine feet (49’) in height and no more than forty percent (40%) of the roof’s ridgeline shall exceed forty-five feet (45’) in height when measured from the established grade on the East side of the building.

b. All Other Buildings: Other than the hotel lodge building, no building shall exceed thirty-five feet (35’) in height above the established grade, except for height exceptions granted pursuant to Chapter 2, Article D.

4. Plaza Commercial. Design standards for the Plaza Commercial area are intended to address the related policies of the comprehensive plan.

a. Building Orientation: Primary entrances of the plaza commercial buildings shall be oriented to the ice rink / fountain feature and the hotel lodging buildings.

b. Building Scale: Individual building footprints shall not exceed two thousand square feet (2,000sf) in gross area.

c. Parking: Any parking between the plaza commercial buildings and Woodland Star Drive shall be effectively restricted to use by guests of the hotel and for on-site events only.

d. Signs: No signs advertising the plaza commercial uses shall face

Woodland Star Drive.

SECTION 2. That Chapter 9-5-1 of the Driggs City Code be amended to delete the MUC and MUR districts and add the PUD-HS district and R, C and L sub-districts.

SECTION 3. That the City of Driggs Zoning Map, which is filed with the City Clerk of the City of Driggs, be, and the same is hereby amended and changed to provide that the hereinafter described property situated in the City of Driggs, Teton County, State of Idaho, be zoned as hereinafter set forth.

SECTION 4. The following property shall be zoned PUD Huntsman Springs, sub-district R (PUD-HS-R): The land annexed to the City of Driggs by Ordinance #275-07, minus Blocks 50, 51, 52, 53, 54 and 55 of the Huntsman Springs PUD – City Phase I, the said property described as land annexed to the City of Driggs by Ordinance #332-12, and also the properties annexed to the City of Driggs by Ordinance #344-14A, minus the property described in Section 6 of this Ordinance.

SECTION 5. The following property shall be zoned PUD Huntsman Springs, sub-district C (PUD-HS-C): The property currently zoned MUC-1, known as Blocks 50, 51, 52, 53, 54 and 55 of the Huntsman Springs PUD – City Phase I.

SECTION 6. The following property shall be zoned PUD Huntsman Springs, sub-district L (PUD-HS-L): A portion of Huntsman Springs P.U.D. as shown and described on ALTA/ASCM Land Title Survey, Instrument #187909 and Grant Deed, Instrument #188340 as recorded in the Clerk and Recorder's Office, Teton County, Idaho and located in the SE1/4SE1/4 and NE1/4SE1/4 Section 22, the SW1/4SW1/4 of Section 23, and a portion of Teton Land, LLC, Tract 3 of Instrument #193445 as recorded in the Clerk and Recorder's Office, Teton County, Idaho and located in the NW1/4SW1/4 of Section 23, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho and being more particularly described as follows:
BEGINNING at the Northeast corner of Huntsman Springs Clubhouse Annexation, Instrument No. 224744 as recorded in said Clerk and Recorder's Office, being a rebar and aluminum cap marked "KML LS 7012" from which the 1/4 Corner to Sections 23 & 26, Township 5 North, Range 45 East of the Boise Meridian, Teton County, Idaho, being a rebar and aluminum cap bears S59°20'31"E, 1592.10 feet to a point;
Thence along the North line of said Parcel, N89°50'05"W, 257.41 feet to a point on said line;
Thence leaving said line S19°22'54"W, 173.89 feet to a point in the existing irrigation supply ditch;
Thence continuing along said ditch for the following 9 courses:
Thence S57°46'37"W, 46.93 feet to a point;
Thence S66°41'31"W, 81.43 feet to a point;
Thence N73°59'47"W, 24.28 feet to a point;
Thence S86°25'32"W, 35.76 feet to a point;
Thence N87°52'37"W, 35.72 feet to a point;
Thence S62°06'24"W, 33.76 feet to a point;
Thence N78°44'39"W, 29.67 feet to a point;
Thence N71°53'49"W, 76.46 feet to a point;

Thence S42°31'28"W, 71.13 feet to a point;
Thence leaving said ditch N55°01'42"W, 38.43 feet to a point;
Thence N33°38'57"W, 110.10 feet to a point;
Thence S87°19'13"W, 226.56 feet to a point;
Thence N 67°39'42"W, 140.62 feet to a point;
Thence N12°32'59"W, 108.23 feet to a point;
Thence N48°55'40"W, 136.49 feet to a point;
Thence N62°58'39"W, 71.40 feet to a point;
Thence N35°06'51"W, 101.70 feet to a point;
Thence N06°53'39"W, 408.59 feet to a point bearing N57°37'19"W, 191.75 feet from the S1/16 corner common to said Sections 22 and 23;
Thence N06°26'55"W, 165.98 feet to a point;
Thence N12°21'16"E, 219.13 feet to a point;
Thence N06°20'38"E, 67.93 feet to a point;
Thence N64°57'54"E, 141.26 feet to a point on the boundary line of said Huntsman Springs PUD and Teton Land, LLC, Instrument #193445 as recorded in said Clerk and Recorder's Office, said point being on the eastern line of Section 22, bearing S00°10'15"W, 713.73 feet from the 1/4 Corner of Sections 22 and 23;
Thence leaving said line S64°39'06"E, 1425.46 feet a found rebar and aluminum cap marked "SCHWARTZ PLS 6609", a corner of said Huntsman Springs PUD and Teton Land, LLC,
Thence along the line of said Huntsman Spring PUD, S00°09'55"W, 515.74 feet to the POINT of BEGINNING. Said parcel contains 30.91 acres more or less.

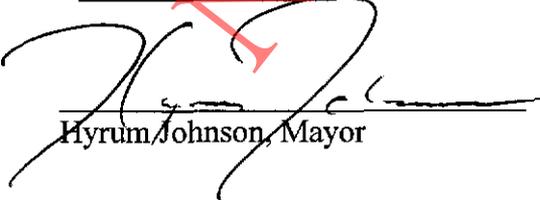
SECTION 7. That a new zoning map showing the amendments described in Section 4-6 above shall be certified to and declared to be the official zoning map of the City of Driggs by passage of this Ordinance by the City Council of the City of Driggs.

SECTION 8. All ordinances, resolutions or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

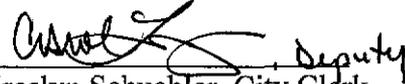
SECTION 9. This ordinance shall be in full force and effect from and after its passage, approval and publication, according to law.

PASSED BY THE COUNCIL OF THE CITY OF DRIGGS, IDAHO, this 10TH day of FEBRUARY, 2015.

APPROVED BY THE MAYOR OF THE CITY OF DRIGGS, IDAHO, this 11TH day of FEBRUARY, 2015.


Hyrum Johnson, Mayor

ATTEST:


Kreslyn Schuehler, Deputy
CAROL LENZ, City Clerk