



Valley Advocates for Responsible Development

July 28, 2009

To: Doug Self, Driggs Planner

From: Anna Trentadue, VARD

RE: Summary of my feedback on the 100E neighborhood plan.

Doug:

I am so impressed with how this whole plan has come together. Here are my additional thoughts, and please keep up all of your good work:

- **Add this as goal #1:** *To limit, buffer, and curtail the expansion of industrial business parks, gravel pits, and the proposed high-density residential sprawl to the South and East perimeters of the Driggs impact area.*
- **Goal #2 could be modified to read:** *Provide a transition in land use that will buffer the transfer station, gravel pits, and industrial uses . . .*
- **Goal #7 could be modified to read:** *Provide for pathways, parks, open spaces, and connectivity throughout the neighborhood and with the rest of the City of Driggs.*
- **Somewhere in goal #5 or 6:** Add a statement about protecting groundwater quality, and limiting erosion and surface water runoff to Teton Creek?
- **Residential Clustered Zone:** Perhaps there should be 2 different underlying zones for lots located inside versus outside of the floodplain? (Or is the floodplain ADR 2.5 while outside of the floodplain is ADR 1.0?)
 - **And:** If you use ADR zoning out there, do you foresee ground and surface water quality issues with the 10 and 20% open space requirements, 9,000 sq ft lot minimums, and 35% lot coverage maximum? What about amending them to require a larger % of open space?
- **C1 Commercial lot:** Re-visit or clarify the 10-foot frontage setbacks? Any issues with the 35-foot height limit out there since there are residences to the west that want to preserve their views?
- **Receiving Area:** Strongly delineate the receiving area in the E half of the NE quarter of section 36 from the other Residential Mixed zone further south in order to thwart future high-density proposals across 100E
- **Residential Dispersed and Working Lands:** Perhaps add a statement about the purpose of residential dispersed and working lands as a growth barrier to preserve the rural character that should continue to exist outside of the Driggs impact area.

I am sorry that I will not be there tonight, but I hope these thoughts are useful.

-Anna Trentadue

