



Valley Advocates for Responsible Development

February 19, 2010

Driggs P&Z
60 South Main Street
Driggs, Idaho 83422

Re: Rock crushing ordinance.

Dear Commission Members:

Could there be some unintended consequences with this ordinance? I studied the County's GIS aerial photos of Driggs, and determined that with this ordinance, you could crush rock in many locations throughout town – each with different landscape features and neighboring property uses. I tried to imagine the impacts of rock crushing in the fields right at the end of my street. Then, I thought back to last summer when the rock crushing at the Driggs airport, while a mile away, still had tremendous impacts on my house all the way south of the high school. How could this process be improved for the future?

There are many site-specific considerations that present themselves with each potential crushing operation. Besides noise and dust, another big concern is the physical impact of excavation and crushing on the landscape. How will the land be rehabilitated once all the work is done? How the gravel will be stockpiled and managed? What happens if the gravel is never then removed from the property?

One answer lies in the construction management plans that are now required in present-day development agreements. The trouble is, not all past development agreements include these management plans, or any other form of landscape protection, site maintenance, or noise abatement.

For all of these reasons, I think temporary rock crushing would be better administered as a site-specific permit procedure where the applicant submits a site plan and proceeds through a public hearing with P&Z. That way, any special site considerations or concerns from the neighbors can be properly addressed in the form of a development agreement that outlines the rights and responsibilities of the city and property owner. This would address the variability presented by each site, provide a consistent tool for enforcement, and there can still be fixed minimum standards such as the 60-day time limit and the 400-foot setback.

As a Driggs resident, thank you for all of your hard work and consideration.

Sincerely,

Anna Trentadue

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