



## Valley Advocates for Responsible Development

Teton County Planning & Zoning Commission:

June 12, 2012

On behalf of the VARD staff, Board of Directors, and our membership of over 500 community members, we would like to register comment on proposed changes in Chapter 5 of the Draft Comprehensive Plan. The Industrial/Research/Live-work Zone (IRL Zone) fulfills an important component of economic development in Teton County, Idaho. Research and industrial facilities will help build vibrancy and economic sustainability. However the very recent addition of 'Heavy Industrial' to the list of appropriate land uses appears compatible in only one of the three proposed locations.

Chapter 6 of the Comprehensive Plan confirms the desire of Teton County to attract industries that are “knowledge-based (and) could include insurance, financial services and web-based businesses.” The Economic Development implementation plan supports incentives for the “attraction of environmentally friendly technologies, value added agriculture, recreational technologies, or visitor oriented businesses to congregate together in a mutually supportive manner to create an industry cluster.”

Given the incompatibility between oftentimes noisy and intensive heavy industrial activity and highly desired tech and knowledge-based jobs, we support differentiating zones for Heavy and Light Industrial uses. Of the three currently proposed IRL Zones, it appears that two of the zones currently offer the infrastructure and amenities that appeal to light industry, service, and research facilities while one appeals to heavier industrial uses:

- **Driggs Centre:** The IRL Zone to the southeast of Driggs (the intended location of the Driggs Centre Business Park) should not include Heavy Industrial activity. As a vacant 60-acre business park with nearly all infrastructure complete, this location is ideal for attracting a large business in need of a multi-acre campus. The Economic Development subcommittee had discussed promoting this large site in its entirety as a potential campus for a business to move to Teton Valley.
- **North of the Driggs Airport:** The IRL Zone to the north of the Driggs airport (which is over 200 acres in size) may be appropriate for heavy industrial use, but it is within the City of Driggs Impact Area, and language should be consistent with the City of Driggs Comprehensive Plan.
- **Northeast of Victor:** The IRL Zone on the northeastern border of Victor is also not compatible with heavy industrial operations. That zone borders several residential developments such as Sage Hen condominiums and currently contains successful commercial operations such as the Wildwood Room that could be damaged by heavy industrial use. The proposed Scenic Bike Route that has received substantial public support also passes closely to that zone. The noise and trucking traffic that comes with heavy industrial operations is not compatible with safe and scenic bike pathways.

Additionally, infill of appropriate light industrial and commercial uses should be prioritized inside the Urban Impact Area. Both Heavy and Light Industrial use should also be clearly defined in the Appendix. I've attached the American Planning Association's professional definitions, based on compiled code from representative communities.

Best regards,

Stacey Frisk, Executive Director

The manufacture, fabrication, processing, or reduction of any article, substance, or commodity or any other treatment thereof in such a manner as to change the form, character or appearance thereof. In addition, it shall include trucking facilities, warehousing, storage facilities, businesses serving primarily industry, and similar enterprises. (*Lake Elsinore, Calif.*)

Storage, repair, manufacture, preparation or treatment of any article, substance, or commodity. (*Waukesha, Wisc.*)

Any use in which the major activity is the treatment, processing, rebuilding, repairing, or bulk storage of material, products, or items, and where the finished product is not acquired by the ultimate user on the premises. (*Mishawaka, Ind.*)

Any department or branch of art, occupation, or business conducted as a means of livelihood or for profit, especially one which employs much labor and capital and is a distinct branch of trade. (*Sunnyside, Wash.*)

**industry, heavy** Manufacturing or other enterprises with significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in the manufacturing or other process. (*Blacksburg, Va.*)



*heavy industry*

A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage

or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. (*Easton, Md.*)

Uses engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous conditions. "Heavy industry" shall also mean those uses engaged in the operation, parking, and maintenance of vehicles, cleaning of equipment or work processes involving solvents, solid waste or sanitary waste transfer stations, recycling establishments, truck terminals, public works yards, and container storage. (*Loveland, Colo.*)

**industry, light** Research and development activities, the manufacturing, compounding, processing, packaging, storage, assembly, and/or treatment of finished or semifinished products from previously prepared materials, which activities are conducted wholly within an enclosed building. Finished or semifinished products may be temporarily stored outdoors pending shipment. (*Cecil County, Md.*)

A use engaged in the manufacture, predominately from previously prepared

materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing. (*Easton, Md.*)

Enterprises engaged in the processing, manufacturing, compounding, assembly, packaging, treatment, or fabrication of materials and products, from processed or previously manufactured materials. Light industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, etc. A machine shop is included in this category. Also included is the manufacturing of apparel, electrical appliances, electronic equipment, camera and photographic equipment, ceramic products, cosmetics and toiletries, business machines, fish tanks and supplies, food, paper products (but not the manufacture of paper from pulpwood), musical instruments, medical appliances, tools or hardware, plastic products (but not the processing of raw materials), pharmaceuticals or optical goods, bicycles, and any other product of a similar nature. (*Blacksburg, Va.*)

A use that involves the manufacturing, production, processing, fabrication, assembly, treatment, repair, or packaging of finished products, predominately from previously prepared or refined materials (or from raw materials that do not need refining). Warehousing, wholesaling, and distribution of the finished products produced at the site is allowed as part of this use. (*Burien, Wash.*)

Uses engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, or distribution of such products. Further, "light industrial" shall mean uses such as the manufacture of electronic instruments, preparation of food products, pharmaceutical manufacturing, research and scientific laboratories, or the like. "Light industrial" shall not include uses such as mining and extracting industries, petrochemical industries, rubber refining, primary metal, or related industries. (*Loveland, Colo.*)

Any operation which assembles, improves, treats, compounds, or packages goods or materials in a manner which does not create a noticeable amount of

noise, dust, odor, smoke, glare or vibration outside of the building in which the activity takes place, which does not require outside storage or goods or materials, and which does not generate (in the opinion of the city council) objectionable amounts of truck traffic. (*Vadnais Heights, Minn.*)

**industry, medium** Enterprises in which goods are generally mass produced from raw materials on a large scale through use of an assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses. Medium industry produces moderate external effects such as smoke, noise, soot, dirt, vibration, odor, etc. (*Blacksburg, Va.*)

**infill development** (See also **tear-down**) Development or redevelopment of land that has been bypassed, remained vacant, and/or is underused as a result of the continuing urban development process. Generally, the areas and/or sites are not particularly of prime quality; however, they are usually served by or are readily accessible to the infrastructure (services and facilities) provided by the applicable local governmental entity. Use of such lands for new housing and/or other urban development is considered a more desirable alternative than to continue to extend the outer development pattern laterally and horizontally thus necessitating a higher expenditure for capital improvements than would be required for infill development. The use of infill development, among others, promotes the best use of resources and also will tend to have a positive impact upon the tax and other fiscal policies. (*Topeka, Kans.*)

Development of vacant, skipped-over parcels of land in otherwise built-up areas. Local governments are showing increasing interest in infill development as a way of containing energy costs and limiting costs of extending infrastructure into newly developing areas. Infill development also provides an attractive alternative to new development by reducing loss of critical and resource lands to new development and by focusing on strengthening older neighborhoods. (*King County, Wash.*)

The construction of a building on a vacant parcel located in a predominately built up area. The local zoning regulations determine whether the new building fits harmoniously into the neighborhood. (*New York City, N.Y.*)

The use of vacant land, the reuse or change of use of a previously developed parcel or group of parcels, or the intensification of use or change of use by remodeling or renovating an entire structure. Infill development can be on land having one or more of the following characteristics: (1) was platted or developed more than 25 years ago; (2) is in a subdivision that is more than 80 percent built out and that was platted more than 15 years ago; (3) is bounded on two or more sides by existing development; (4) is within a Historic Preservation District; (5) is within an unplatted area that contains lots of two and one-half acres or less where 80 percent or more of the lots or tracts are developed and have been for at least 15 years; (6) is within a blighted area as defined by state law; (7) contains an original structure or use that is no longer viable or which is not economically feasible to renovate; (8) contains an existing structure that does not comply with current building and/or zoning code requirements; (9) the lot does not comply with current zoning code requirements or is in an area with inadequate or antiquated platting; (10) is in an area that is currently served by inadequate infrastructure for its planned reuse. (*Tulsa, Okla.*)

Construction on an existing street in an existing neighborhood in which the existing house on the lot is torn down and replaced by a new house. (*Lexington, Mass.*)

The development of vacant or partially developed parcels which are surrounded by or in close proximity to areas that are substantially or fully developed. (*Golden, Colo.*)

**infill site** Any vacant lot or parcel within developed areas of the city, where at least 80 percent of the land within a 300-foot radius of the site has been developed, and where water, sewer, streets, schools, and fire protection have already been developed and are provided. Annexed ar-

reas located on the periphery of the city limits shall not be considered as infill sites. (*Boise City, Idaho*)

Land that is largely vacant and underdeveloped within areas that are already largely developed. (*Santa Rosa, Calif.*)

**infiltration** The downward movement or seepage of water from the surface to the subsoil and/or groundwater. The infiltration rate is expressed in terms of inches per hour. (*Grand Traverse County, Mich.*)

**infiltration facility** (See also **storm-water definitions**) A structure or area that allows stormwater runoff to gradually seep into the ground (e.g. french drains, seepage pits, infiltration basin, dry well, or perforated pipe). (*Grand Traverse County, Mich.*)

**inflow** (See also **sewer definitions**) Water, other than wastewater, that enters a sewer system (including sewer service connections) from sources such as but not limited to roof leaders, cellar drains, yard drains, area drains, drains from springs and swamping areas, manhole covers, cross connections between storm sewers and sanitary sewers, catch basins, cooling towers, stormwaters, surface runoff, street wash waters, or drainage. (*Indian River County, Fla.*)

**infrastructure** Facilities and services needed to sustain industry, residential, commercial, and all other land-use activities, including water, sewer lines, and other utilities, streets and roads, communications, and public facilities such as fire stations, parks, schools, etc. (*Redmond, Wash.*)

The basic facilities such as roads, schools, power plants, transmission lines, transportation, and communication systems on which the continuance and growth of a community depends. (*Washoe County, Nev.*)

Streets, water and sewer lines, and other public facilities necessary to the functioning of a community. (*Handbook for Planning Commissioners in Missouri*)

Facilities and services needed to sustain development and land-use activities including but not limited to utility lines,