

February 23, 2023



Planning & Zoning Staff
City of Driggs
60 S Main St
Driggs, ID 83422

RE: Teton Ave Concept Plan Narrative

Teton Ave Development LLC, the owner of 26 parcels in Driggs 1st Addition along Teton Ave, is seeking to create a multi-family residential development consisting of 24 fourplexes. The project has submitted a concurrent application for zone map amendment to change the zoning from RS-7 to RM-1 in order to allow this building type.

1.34 acres of dedicated park space are planned inside existing lot lines, with additional park/open space in the surrounding 3rd St and Teton Ave right of way. 2.69 acres of dedicated parks are required for the 96 units. Delineated wetlands exist in the western portion of the property, with an additional small cluster near Teton Ave and 3rd St. The small cluster is proposed to be mitigated within the protected larger wetlands inside the dedicated park space.

Residential density as defined by the Driggs Future Land Use Map is 7 units per acre for approximately 60% of the project area, and 12 units per acre for the 4.9 acres to the east of 4th St. This results in 110 units allowed without a density bonus.

Sewer and water are available nearby in existing mains to the south of the project area, in the 5th St right of way, and Fremont Ave. The development is proposed to be served by City sewer and water. Stormwater will be managed on site through swales, infiltrators, etc. according to City of Driggs regulations.