LDC Section	Required/Allowed	Proposed	Comments
4.2. Building Types Allowed in RS-7	Detached house, backyard cottage, cottage court, duplex, & attached house RS-7 is primarily intended to accommodate single-family detached houses with a minimum lot size of 7,000 square feet. Additional building types are allowed that include backyard cottage, cottage court, duplex and attached house. RS-7 should be applied in areas where the land use pattern is predominately single- or two-family that is served by central water and sewer facilities or where such land use pattern is desired in the future. Uses that would substantially interfere with the residential nature of the district are not allowed. Residential Cluster 2.5 (RC2.5) is the only residential zoning not allowing attached single family homes.	Detached House and Attached House Detached single-family units- 22 Attached single-family units- 158	Conforms.
4.2.2 Lot Dimensions	Minimum Lot Sizes (Detached House): Area – 7,000 SF min Width – 65’ min Minimum Lot Sizes (Attached House): Area – 4,500 SF min Width – 35’ min Max Lot Coverage – 60% max	Proposed Lot range: Smallest: 4,500 SF Open Space: 37%	All lots conform to the minimum size required for an attached home. 184 lots are proposed; 180 of which are residential and four encompass parks and open space lots.
4.2.3 Building Placement	Setbacks for Principal Building: Primary Street: 15’ min Side Street: 20’ min Side Interior: 10’ min Rear: 20’ min Setbacks for Accessory Structure & Detached Garage:		Please note for Building Permits.

	Primary street: 40' min Primary street: (Detached garage) 20' Side street: 20' min Side interior: 5' min Rear: 10’ min		
4.2.4 Building Height	Principal Building: 30’ max Accessory Structure 24’ max		Please note for Building Permits.
11.1.2 – Required Pedestrian Facilities	All development must provide safe, direct and convenient pedestrian access connecting abutting public streets and parking lots to the primary entrance and to all other uses in the development that allow for public access. Walkway must be minimum 5’ wide, ADA compliant, physically separated from drive aisles, and allow for cross-access between abutting properties.	60’ ROW (Cowboy Trail, & Comanche Way) show 6’ sidewalks with 6’ buffer and curb as well as a 6; Bike lane on each side. 54’ ROW (All other streets) Show 5; Sidewalk 8’ buffer and Curb on both side.	Sidewalk widths conform and bike lanes on the 60’ ROWs. Pedestrian connectivity provided in the NE corner to existing parks and trails. Pedestrian connectivity for all homes in neighborhood have a direct path out of the subdivision toward both schools, other subdivisions, and toward the city center. Conforms.
11.1.3.A – Minimum Parking Requirement	Single Family homes: 2 stalls per unit min		Note for building permits. Please also note 8.18.1
11.1.3.F – Accessible Parking		2 ADA spots shown at park	**2 ADA parking slots shown, Per ADA, 3 total ADA spots needed, with 1 being van accessible which exists on the proposed plan set.**
11.1.3.H.1 – Parking Lot Layout and Design	All off-street parking areas must be designed to allow vehicles to enter and exit in a forward motion…	10’ by 20’ parking slots	Applicant worked with city staff to add more parking spots, now totaling 63 parking spots for the public park and sports fields. Conforms.
11.1.3.H.2 – Pedestrian Facilities	Pedestrian walkways required when 6 or more rows of parking planned…		Two rows of parking shown. Pedestrian access all around and through parking lot conforms.
11.1.3.H.3 Parking Lot Landscaping	All off-street vehicle parking areas designated to accommodate more than 20 spaces must be landscaped as specified in Sec. 11.2.3.	Landscape Plan Provided for Parking Lot	

11.1.3.I – Surfacing and Drainage	Must be graded to retain and infiltrate surface water on-site, must be surfaced with dust-free material.	Storm water calcs provided	Conforms.
11.1.3.J Parking space and aisle specifications	See measurements and diagrams in Art. 11.1.3.J	10' by 20' slots	Conforms.
11.1.4 Curb Cuts and Driveways	1. Unless otherwise approved or required by the City, a platted lot is only allowed one driveway access to a public street, not including an alley. 2. Unless approved or required by the City, the driveway for a corner lot must connect to the street with the lower roadway classification. 3. Additional driveways may be considered by the City. A trip generation analysis must consider the minimum driveway spacing and location requirements are met as follows, or where analysis has determined the size and configuration of a single driveway cannot accommodate expected traffic.	Driveways for attached homes are shown.	Developer has worked with City Staff to minimize driveways on residential collector Cowboy Trail. Lots and Streets have been arranged to support this. Conforms.
11.1.4.B – Cross Access	All development (non-local street) shall provide cross access, or stub for future cross access, and to vacant land. An easement must be recorded for cross access. Stubs to undeveloped land must be located in the most logical point for future connection		Access to lots to north will be through Cowboy Trail and Dalley Ave.
11.2.3 – Parking Lot Landscaping	See landscape standards. Interior islands required every 12 parking stalls, landscaping strips between public right-of-ways and parking areas required, interior perimeter strips between parking areas and adjacent properties required.	Landscaping provided between each group of 12 spaces.	Conforms.
11.2.3.F – Snow Storage	A designated area for snow storage must be included that is outside of the required landscaping area. The dimensional standards of this section may be increased by the Administrator where additional snow storage is needed on the site.	Snow storage indicated to be in side street swales. Calculations provided. Required snow storage is 20% of total asphalt area. 20% x 489,100 SF= 97,820 SF	Conforms as proposed. Applicant also stated that any overflow could be directed to stormwater facilities or park and open space areas. Applicant has provided 130% of required snow storage areas.

		Applicant proposes using 6' roadside grass swales for 318,240SF. Deducting driveways would give 231,840 ft² and deducting mailbox areas etc gives 128,100SF. See Stormwater Plan for more detailed information from Applicant.	**PZC recommended that the City Council discuss plowing sidewalks on Cowboy Trail.**
11.2.7 – Street Trees	Street trees are required along collector roads.	Street Trees shown On Landscape Plan	Street Trees provided as buffer along Booshway, Ross, Cowboy Trail and internally on local streets. Conforms
11.2.8 Installation and Maintenance	Performance bond or cash escrow must be paid guaranteeing all landscaping, screening materials, and work for a period of 2 years.		**Performance Bond required for landscaping as part of recordation of the development agreement.**
11.4 – Outdoor Lighting	See LDC Art 11.4 for Outdoor Lighting Standards. All outdoor lighting fixtures shall have full horizontal cutoff, not exceed 3000 K.	Photometrics Plan Provided. Fixtures have horizontal cut off. Lighting is on collector St Cowboy Trail and in the park spaces.	Conforms.
12.1.2 – Phasing	A. Streets and public improvements may be constructed in phases, provided a phasing plan is approved as part of a Development Agreement. B. Each phase must stand alone, meeting all the requirements of this Land Development Code without the need for improvements in later phases.	5 phases proposed.	Each phase will meet all requirements and processes of the LDC. Per Keller Technical Memorandum (March 5,2026) The water system was modeled and shows that only Phase I of the master plan can be served at this time. *applicant has since changed phasing plan where phases 1 & 2 can be currently served.* If the applicant wishes to plat additional phases, they will

			need to install offsite upgrades to the city system or wait until the system performs offsite upgrades. This can be captured in the development agreement. The City of Driggs is currently in the preliminary design phase for an additional gravity transmission line from the 300k gallon tank to Zone 1. Once completed, this improvement is expected to raise pressures in the area sufficiently for the subdivision to meet the 40 psi PHD requirement, with the lowest modeled pressure increasing to 42.3 psi. We recommend that construction be limited to the "Serviceable Area Before New Transmission Line Completion" as shown in Figure 6 until construction of the transmission line is complete. Each phase will meet all requirements and processes of the LDC. Per the Keller Technical Memorandum (March 5, 2026), *the water system was modeled based on the phasing in effect at that time. The original Phase I (approximately 80+ lots) has since been refined and is now reflected as Phases 1 and 2 of the current five-phase master plan. Modeling confirms that Phases 1 and 2 can be fully served by the existing system without off-site improvements.* Any development beyond Phase 2 will require the off-site water system upgrades identified in the Keller memorandum (including the recommended transmission improvements) prior to final plat approval of those later phases. Conforms.

12.1.3 -5 – Improvement Plan Guarantee, Acceptance, & Warranty	Streets and public improvements within a new subdivision shall be completed and accepted by the City of Driggs prior to a request to record the corresponding subdivision plat… Performance Bond guaranteeing the work for two years after acceptance will be required with Final Plat		Improvement Plan Guarantee, Performance Bond, and Warranty required. Financial guarantee to be provided with recordation of development agreement.
12.1.6 – Easements	A. Easements must be provided in locations and dimensions required by the city in order to: 1. Allow for adequate storm drainage facilities 2. Allow for proper installation of water and sewer lines, whether immediately proposed or necessary for adequate service in the future; 3. Allow for cross-access between properties; 4. Allow for adequate transit facilities and access; 5. Allow for adequate pedestrian and bicycle access; 6. Allow for adequate right-of way for street types; 7. Allow for adequate public access; and 8. Allow for adequate slope for roadway construction. B. Easement widths will be specified by the city as necessary to accommodate existing and future needs as well as construction and repair of facilities.		Conforms.
12.1.7 Survey Monuments	Survey monuments must be installed in accordance with Idaho Code section 50-1303 at all corners, angle points, points of curve and street intersections.		
12.1.9 Postal Delivery System	One or more cluster box units (CBU), approved for use by the USPS, must be provided for residents in new residential developments with 5 units or more. No mailboxes may be located in a sidewalk or right-of-way as to impede pedestrian or vehicular traffic.	2 clusters proposed one at the intersection of Crunchy and Comanche, and the other at the intersection of James B and Cowboy Trail. Applicant willing to move to where USPS wants.	USPS provided initial comments on desired locations close to main road arteries. USPS approval received and safety pull outs added. **Conforms.**
12.1.11 Blocks	Maximum block perimeter in RS-7 is 1,600 feet	New streets have been added and blocks have smaller perimeters and walkability increases.	Conforms.
12.1.13 – Street Layout	Streets must be aligned to join with planned or existing streets. Street jogs with centerline offsets of less than 125 ft are not allowed.	All streets line up with planned streets in the	Conforms.

		Transportation Plan and Comprehensive Plan.	
12.1.15 - Lots	A. Lot Frontage: Every lot must abut or have adequate legal access to a public or private street[…] C. Lot Access: Private property and individual lot access directly to collector roads shall be avoided to the greatest extent possible. Where an alternative possible access exists, it should be utilized.	All lots have access. Lots avoid access from Ross and Booshway which is crucial.	Conforms.
12.1.16.A Subdivision Access	4. The subdivision must provide all necessary easement for ingress and egress for police, fire, emergency vehicles, and all operating utilities.		Conforms.
12.1.16.B. - Stub Streets	a. Where a subdivision adjoins unsubdivided land, stub streets within the new subdivision must be installed to the meet the block standards of Sec. 12.1.11. b. The stub street right-of-way, pavement and curbing must extend to the boundary of the abutting property to the point where the connection to the anticipated street is expected. c. Where a stub street is provided, a barricade using a design approved by the city must be constructed at the end of the stub street, pending the extension of the street into abutting property. A sign noting the future street extension must be posted.	Stubs provided to adjacent properties.	Conforms.
12.1.17 - Dead End Streets	Dead-end streets over 150 feet in length shall have an approved fire department apparatus turn around.	No dead-end streets.	Conforms.
12.2.2 - New Streets; Applicability	New public or private streets must be built to the standards within this article and must meet Public Works Standards. Sufficient ROW must be dedicated. Turn lanes may be required.		Conforms.
12.2.3 - Street Tree Planting	C. All required street trees must meet the design, installation and maintenance requirements of Sec. 11.2 and all other adopted City standards, guidelines, and policies which apply.	Landscape plan shows Deciduous Large Canopy Shade Trees every 40’ on center.	Conforms.
12.2.4 - Private Streets	A. Private streets are allowed at the sole discretion of City Council and only for dead end or roads internal to a master	No Private Streets	Conforms. All streets are proposed as public streets.

	planned development. No Arti or Collector Road may be private. B. Private streets must be constructed to all other applicable street standards, including paving. C. Private streets must be platted as separate parcels, clearly labeled as private street, and an owner's dedication should be included on the plat. D. Alternative specifications and design of private streets may be proposed by the developer, and possibly approved by the City E. All private streets must be treated as public street rights-of-way for purposes of determining required development and dimensional standards (frontage, setbacks, etc)		
12.2.5 – Street Names	Street names to be approved by Teton County GIS		Street names were amended to conform to naming ordinance.
12.2.6 – Street Lights	Streetlights must be installed in accordance with the city's adopted standards and specifications.		Resolution No. 275-12 governs location of street lights. Location of streetlights should be restricted to the intersections of urban arterials streets and of arterial streets with major collector streets, also as warranted by significant traffic conflicts… Plan required to be dark sky compliant. Conforms.
12.2.7 – Sidewalks and Pathways	Sidewalks, as required in all street improvements, must be constructed in accordance with Public Works Standards and Specifications…		Conforms.
12.2.9 – Street Types and Right of Way Widths	Proposed new or extended streets must meet the requirements of the street types and right of way widths as specified in the Public Works Technical Standards and Specifications Manual, except as modified by the city consistent with the intent above.	Right of ways meet city design and recommendations.	Conforms.
12.3.1 – Connections to City Water and Sewer Systems	All developments must be connected to city water and sewer systems in accordance with Public Works Standards and Specifications.	Location and sizing details for utility lines included	Conforms.

12.3.2 – Storm Water Disposal	Developer must provide for movement and disposal of stormwater within the development in conformance with the most current adopted edition of the Driggs Public Works Standards and Specifications.	Stormwater will be retained within the road and street buffer strips. Permanent check dams will be installed to promote treatment and infiltration.	A water and Sewer Connection Application is required at the time of Building Permit.
12.3.3 – Electric and Telecommunications	Developer is responsible for installation of new utilities to serve the development. Ground-mounted transformers must not be located in the public right-of-way		Electric and telecommunications plans are included in Preliminary Plat improvement plans.
12.3.4 – Fire Protection	The location and specifications of fire hydrants must be in accordance with the International Fire Code as adopted by the Teton County Fire Protection District and the Driggs Public Works Standards and Technical Specifications. Fire Marshal and Public Works Director have the authority to impose additional requirements as necessary to ensure adequate fire protection.	Existing & Proposed Fire hydrant locations provided.	All Fire Marshal Comments have been addressed. Conforms.
12.4 Parks	For new subdivisions that result in 10 or more dwelling units, without regard to the number of phases within the subdivision, the Developer must mitigate a development's impact on the city park system by setting aside or acquiring land within, adjacent to, or in the general vicinity of the subdivision for park space. Parks must be set aside in accordance with the following formula: P = X multiplied by 0.028 where "P" is the parks contribution in acres and "X" is the number of dwelling units, including condominium units. **Parks greater than 1 acre are considered neighborhood parks and would be required to provide the following improvements: finished grading and ground cover, large grassy areas, trees and shrubs, trash container(s), park bench(es) and at least one of the following features per acre of park: play structure, hard surface court (tennis or basketball), athletic field, picnic pavilion.** Parks are also required to meet the standards found in §12.4.4 and ownership and maintenance of the private park area shall be adequately provided for on the plat and in the draft Development Agreement and CC&Rs.	Applicant shows a full sized soccer/sports field, a youth field, and open space in the NE corner for the proposed Park.	Total number of units proposed is 180. The required park space is 5.04 acres (180 x 0.028). The Park space provided is 5.074 acres. Amenities provided include adequate parking for two non-tournament sports fields (63 spots total), spectator bleachers, team benches, covered picnic seating, un-covered picnic seating, goal nets, finished grading and ground cover, large grassy areas, trees and shrubs, and improvement of cross walk to existing bathroom at Mt. Shredmore Park, where per the Development Agreement, the developer will build out the second restroom in the existing restroom structure.

	The park area shall be included on the Preliminary Plat and the Improvement Plans.		Conforms.
14.2.2.E Neighborhood Meeting	A neighborhood meeting is required for all large-scale subdivisions. The neighborhood meeting shall take place after concept plan submittal and prior to submittal of the Prelim Plat.		Neighborhood Meeting was held 11/17/25
14.5.6.B (1)– Maximum Residential Density	a. No subdivision application shall be approved for residential densities above those assigned for the following future land use categories, except by approval of a residential density bonus in exchange for workforce or affordable housing mitigations – Single and Two-Family Residential: 4 units per acre	The property is indicated as Single-Family and Two-Family (2 to 5 units per acre) on the Future Land Use map. The LDC article 14.5.6 indicates that RS-7 base density 4 units per acre. Proposed density is 180 units on 38.8 acres = 10pprox. 4.6 units per acre.	The proposed density exceeds the Maximum Residential Density for a Full Plat Subdivision for Single and Two Family Residential: 4 units per acre. QWHIP is activated to provide higher density in exchange of affordable workforce housing. Applicant has submitted a QWHIP plan with 9 deed restricted units proposed. Conforms.
14.5.6. B (2) Density Bonus	The City may authorize an increased residential density in the approval of any subdivision application, up to the maximum development density possible under the zoning district's dimensional standards, where the applicant commits to provide either: i. A Workforce Housing deed-restriction, restricting sale and occupancy to Qualified Local Households, on 50% of the bonus density units; ii. An Affordable Housing deed-restriction, restricting sale and occupancy to households earning less than 150% of the Area Median Income, on 25% of the density bonus units; or	With the current 180 units proposed, applicant is proposing 9 units to meet the provisions outlined in 14.5.6.B (2). Without the Density Bonus, the maximum of units allowed on the total 38.8 acres is 155 units. The previous code provisions established a base density of 136 units.	Conforms with the submitted QWHIP plan providing 9 deed restricted units.

	iii. A donation to the Teton County Joint Housing Authority (TCJHA) of funds, land, or other resource of equal value as determined by and acceptable to the TCJHA.	Applicant is using older Density Bonus provisions, as it provides for more units than the recently accepted QWHIP code does. Under the new provisions, the base density would be RS-7- 4 units per acre, resulting in 155 units as the base density. 180-155 would result in 25 bonus units, requiring 5 deed restricted units.	
14.5.11 Large Scale Subdivision	A. Required Information - Due to the impact that a large scale development would have on public utilities and services, the developer shall submit the following information along with the preliminary plat: 1. A quantified analysis of impacts on public services that would be provided to the development, including a traffic impact analysis. 2. Estimate public service costs to provide adequate service to the development. 3. Estimate the tax revenue that will be generated from the development. 4. Suggested means of financing the services for the development if the cost for the public services would not be offset by tax revenue received from the development.	This application is considered a large scale development. The applicant is proposing to re-locate an existing water main and tie in to an existing main off Comanche Way and another off Ross. Sewer will be tied into off ross.	Information specified in Art. 14.5.11 was required with Prelim Plat application. The development agreement will capture the required transfer. Water rights in the amount equal to the ERUs required for this project will be required to be transferred to the City. Dedication may be permitted with each phase. Conforms.