

Article 13

Property Development Plan

Article 13 - Property Development Plan

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13.1.1. Purpose

A site evaluation in the form of a Property Development Plan (PDP) is required for all development in Teton County. The purpose of the Property Development Plan is to ensure that development avoids hazardous, unique features, or valuable resources, in addition to mitigating any impacts it may have.

This plan is to be used to inform the design of the development. The portions of the plan identified below should be completed prior to a final design to help ensure the design meets the applicable standards.

Idaho State code 67-6512 allows for studies dealing with “the social, economic, fiscal, and environmental effects and any aviation hazard” to be required prior to approval of a permit. The table in Div. 13.2 outlines the elements that are needed in the Property Development Plan for each type of development. Depending on the project (scale, scope, or location), there may be a need for studies not generally required or identified in the Applicability Chart

13.1.2. Preliminary Property Development Plan

A. Preliminary Property Development Plan Format

The Preliminary Property Development Plan is required for a Pre-Application meeting. The purpose of the Preliminary PDP is to help inform staff of the proposed development, so they can properly identify elements that will be required with the Property Development Plan submitted with the application. The Preliminary PDP is made up of:

1. A Site Plan that generally shows the property, existing development, and proposed development
2. A Narrative that outlines the scope and scale of the proposed development.

B. Staff review and approval of Preliminary Property Development Plan

The applicant will submit a Preliminary PDP explaining the proposed development at a Pre-Application meeting. Staff will review the site plan and narrative against this Code and inform the applicant of what elements from the list found in Div. 13.2 will be required with the application.

13.1.3. Final Property Development Plan

A. Final Property Development Plan Format

1. The Property Development Plan is required with any application for development. The purpose of the PDP is to help inform the approving entity so they can:

- a. Properly identify the potential areas of concern, such as hazardous areas, unique features, sensitive habitat, and land in agricultural production.
- b. Understand how the design of the development incorporated the areas of concern
- c. Understand what mitigating factors are being incorporated into the development.

2. The Final Property Development Plan shall also include a narrative and a site plan, but these documents should include the following items.

- a. A narrative that:
 - i. Clearly explains what development will be happening in association with the application;
 - ii. Explains when the portions of the Property Development Plan were completed in reference to the design being applied for;

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- iii. Explains how the specific sections of the Property Development Plan were incorporated into the design of the development;
 - iv. Describes how the Property Development Plan will be managed, monitored, and maintained;
 - v. Clearly identifies responsibilities for managing, monitoring, and maintaining common lands and open areas;
 - vi. Identifies how competing uses of the open areas will be managed;
 - vii. Demonstrates the administrative and technical competence of the applicant or the implementing entity to successfully execute the plan;
 - viii. Identifies a confirmed source of funding adequate to cover the expenses of management, monitoring, and maintenance as described in the plan; and
 - ix. Describes management strategies that will be utilized to minimize interaction and co-mingling between livestock and big game animals and to minimize the risk of disease transmission between livestock and big game animals.
- b. An accurately scaled site plan that:
- i. Identifies existing features, uses, and structures;
 - ii. Identifies proposed development (structures, grading, fences, etc.);
 - iii. Identifies setbacks;
 - iv. Identifies building envelopes;
 - v. Identifies undisturbed areas;
 - vi. Identifies any potential: riparian areas, skyline conflict areas, steep slopes, wildfire conflict areas, wildlife habitat protection areas based on data provided by Teton County;
 - vii. Property lines;
 - viii. General topography;
 - ix. Existing and proposed vehicular, bicycle and pedestrian circulation;
 - x. All easements on the property;
 - xi. Adjacent street rights-of-way and proposed off-site improvements;
 - xii. Existing utilities (location of water, septic, sewer, storm drainage, gas lines, etc.);
 - xiii. Proposed utilities;
 - xiv. All fire hydrants or fire ponds within 300 feet of the project site; and
 - xv. Gross and estimated net site area.
- c. Additional studies/plans as identified in Div. 13.2.2.
- B. Review of the Final Property Development Plan
- The review of the Property Development Plan follows the review of the application. The recommending and approving body can recommend or make changes to the Property Development Plan in order to satisfy the requirements of this Code.
- C. Approval of the Property Development Plan
- 1. Final approval of the development plan comes at the time of approval of the application. A development agreement and fiscal guarantee may be required to ensure portions of the plan are satisfactorily completed.

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2. A Property Development Plan shall only be approved when the following guidelines are adequately addressed, in the opinion of the approving entity:

The proposed development must be located and scaled to:

- a. Minimize impact on adjoining neighbors;
- b. Minimize impact on water resources;
- c. Minimize visual impact;
- d. Minimize development on steep slopes;
- e. Minimize the amount of land disturbed by grading and development;
- f. Minimize wildfire risks to life and property;
- g. Minimize impact on wildlife habitat
 - i. Minimize fragmentation of any functional, intact areas of native vegetation and indicator habitat;
 - ii. Maintain connections among fish and wildlife habitats and to protect sensitive fish and wildlife breeding areas;
- h. Minimize impact on land in agricultural production;
- i. Avoid rare landscape elements such as unique rock formations, sheltered draws or drainage ways, or other features, and locate buildings near areas containing more common landscape elements; and
- j. Avoid any feature or structure that is a Registered Historical Site.

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In addition to the site plan and narrative specified in Div. 13.1.3, there may be additional sections required in the Property Development Plan.

13.2.1. Additional Required Sections of the Property Development Plan

The additional required sections for the Property Development Plan depend on three variables:

1. Type

Certain types of development may require additional sections of the PDP. These additional sections may include studies or plans. The table below identifies potential additional sections to plan that may be required based on the development type.

2. Location

Depending on the location of the property additional sections to the PDP may be required. The description of the additional sections found in 13.2 will identify the geographical areas of the county where they are applicable.

3. Scale/Scope

Depending on the scale/scope of the development additional sections to the PDP may be required. The description of the additional sections found in 13.2 will identify the scale/scope standards where they are applicable

To understand which portions of the plan will be required, first look at the Applicability Chart in 13.2.2. Each type of development has a column that will list all of the portions of the Plan that MAY be required. The next step is to consult the additional sections (Div. 13.3.3-Div. 13.3.20) to see if the property falls in the applicable areas. The additional sections also include a scale/scope cut off where the portion is required.

In the pre-application meeting, staff will help the applicant understand which sections of the plan will be required and to what level of specificity is recommended.

13.2.2. Additional Required Sections: Applicability Chart **PZC Public Review Draft - August 2016**

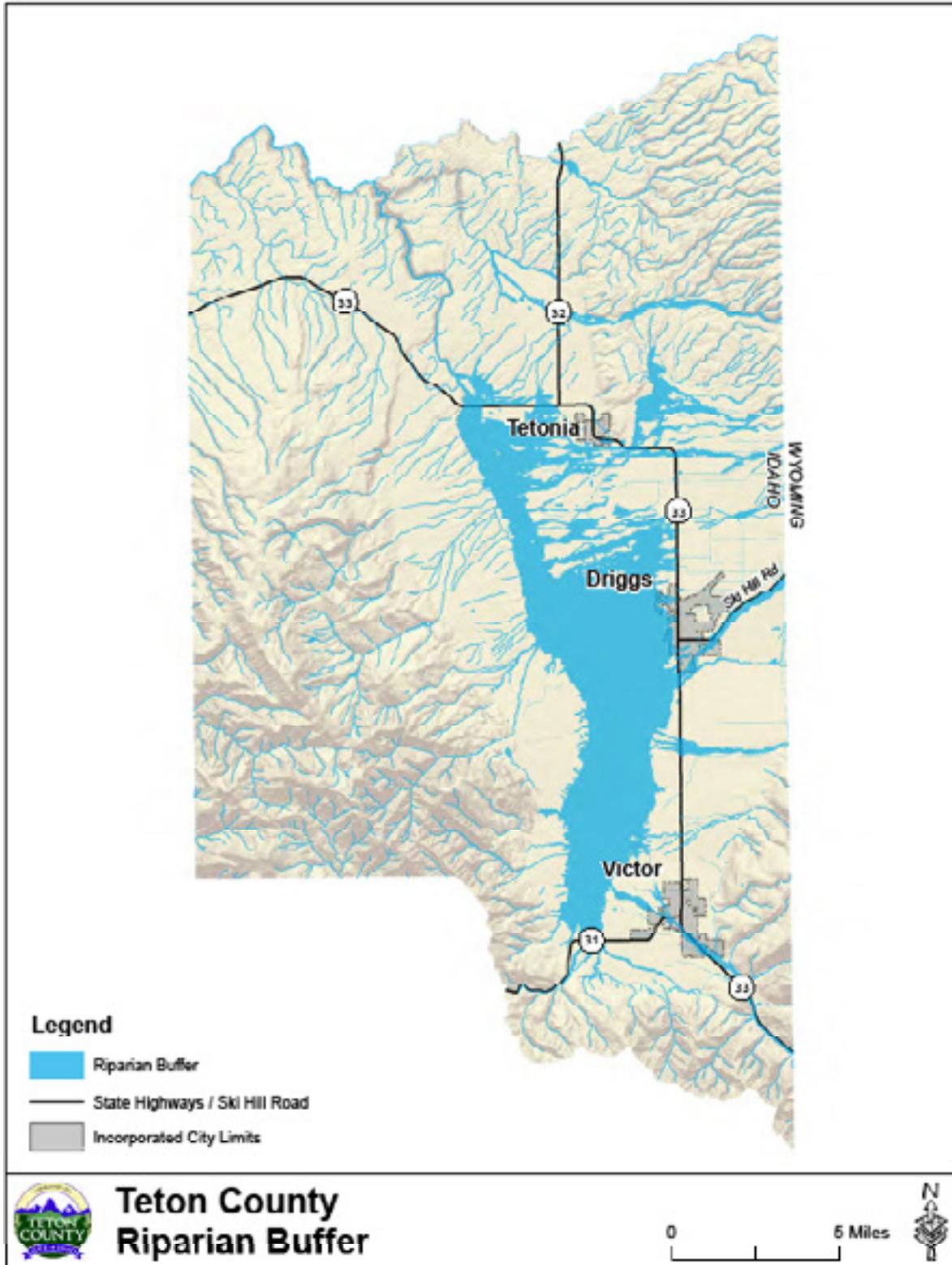
Portion of the Plan	Division	Type of Development							
		Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Property Development Plan	13.1	R	R	R	R	R	R	R	R
Riparian Buffer Plan	13.3.1	P	P	P	P	P	P	P	P
Sky-Line View Protection Plan	13.3.2	P	P	P	P	P	P	P	P
Steep Slopes Plan	13.3.3	P	P	P	P	P	P	P	P
Grading Plan	13.3.4	R	R	P	--	--	--	R	R
Vegetative Management Plan	13.3.5	P	P	R	R	R	R	R	R
Wildfire Hazard Mitigation Plan	13.3.6	--	P	P	P	--	--	P	P
Wildlife Non-Feeding Plan	13.3.7	--	R	R	--	--	--	R	R
Wildlife Habitat Management Plan	13.3.8	R	--	R	--	R	R	R	R
Nutrient Pathogen Analysis	13.3.9	--	--	--	--	--	--	P	P
Public Services/ Fiscal Impact Analysis	13.3.10	--	--	--	--	--	--	--	P
Traffic Impact Analysis	13.3.11	--	--	P	--	--	--	--	P
Lighting Management Plan	13.3.12	--	R	R	--	--	--	--	R
Stormwater Management Plan	13.3.13	R	R	R	--	--	--	R	R
Access Management Plan	13.3.14	R	R	R	R	R	R	R	R
Plat	13.3.15	--	--	--	--	--	--	R	R
Land Partitioning Surveys	13.3.16	--	--	--	R	R	R	--	--
Deed	13.3.17	R	R	R	R	R	R	R	R
Geotechnical Analysis	13.3.18	P	P	--	--	--	--	--	P
Parking Plan	13.3.19	--	P	R	--	--	--	R	R
Fire Protection Plan	13.3.20	--	R	R	--	--	R	R	R
Key: R = Required P = Possibly Required -- = Not Required									

13.3.1. Riparian Buffer Plan **PZC Public Review Draft - August 2016**

	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Riparian Buffer Plan	P	P	P	P	P	P	P	P

Key: R = Required P = Possibly Required -- = Not Required

A. Riparian Buffer Map



B. Location of Applicability

This division applies to any property that contains or has a riparian feature crossing it. This includes wetlands, floodplain, the Teton River, perennial streams or creeks, or irrigation canals and ditches. The area protected by the setback is the “buffer”. A map of applicable areas can be found on page 13-7 of this Code.

C. Scale/Scope of Development Requiring Applicability

1. Any development that is proposed to disturb an area within a riparian buffer, encroach in the defined setback, or disturb regulatory wetlands on a property shall be required to meet the requirements of this division, as well as obtain a variance in accordance with Div. 14.7.12. Any development within the SFHA must also meet the standards found in Div. 9.2.

The uses allowed under this permit are found in Div.13.3.1.H.

2. This division does not apply to uses and activities existing and ongoing as of the effective date of this Code.
 - a. Only the portion of the riparian buffer occupied by the footprint of the existing use or activity is exempt.
 - b. Change of ownership through purchase or inheritance is not a change of use.
3. Activities necessary to maintain uses are allowed, provided that the site remains similarly vegetated, no impervious surface is added where it did not previously exist as of the effective date of this Code, and existing diffuse flow is maintained.
4. This division applies at the time an existing and ongoing use or activity is changed. A change of use or activity involves the initiation of any project or proposed development through an application to Teton County.
5. Waterbodies subject to this division are subject to field verification by the Administrator. Where

it is believed a map has inaccurately depicted a waterbody, the Administrator will make an on-site determination upon written request by the property owner. Waterbodies that appear on maps are not subject to these buffer requirements when an on-site determination reveals the absence on the ground of a corresponding waterbody.

D. Intent

The intent of this division is to create, protect, and maintain riparian buffers throughout Teton County in order to maintain or enhance their water quality and flood protection function.

E. Riparian Buffers

Buffers adjacent to wetlands, floodplain, the Teton River, perennial streams or creeks, or irrigation canals and ditches provide multiple environmental protection and resource management benefits. Vegetated buffers enhance and protect the natural ecology of riparian systems, as well as water quality through bank stabilization, shading, and nutrient removal. Vegetated buffers help minimize flood damage in floodprone areas. Well vegetated riparian areas help to remove nitrogen and prevent sediment and sediment-bound pollutants, such as phosphorus, from reaching water bodies.

F. Setback/Buffer Required.

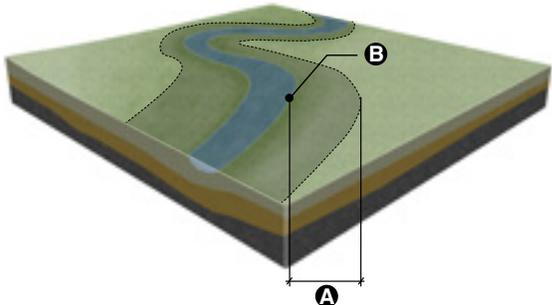
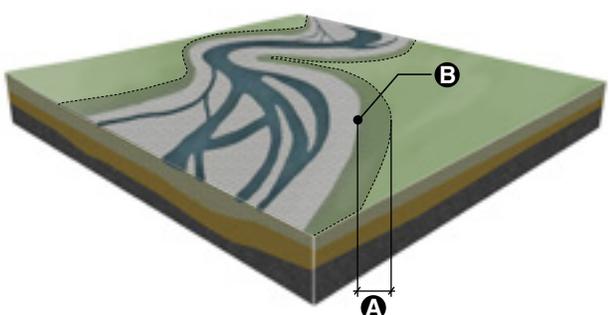
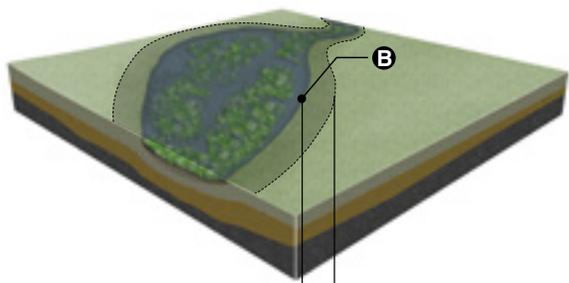
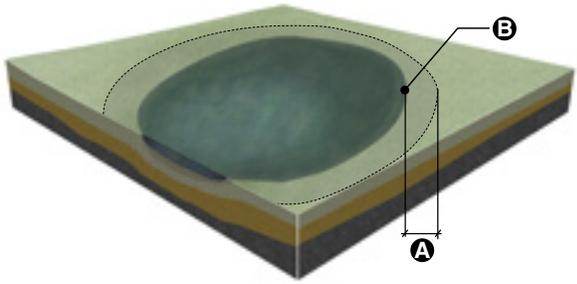
All physical development and use is required to be setback from specified resources as follows:

Setbacks shall be measured from the Ordinary High Water Mark.

1. Rivers: 150 feet. Defined as the Teton River.
2. Streams/Creeks: 100 feet.
3. Irrigation Canal: 30 feet.
4. Irrigation Ditch: 10 feet.
5. Special Flood Hazard Area (SFHA): 50 feet.
6. Wetlands: 100 feet. This setback can be reduced to 50 feet with a U.S. Army Corps of Engineers approved delineation.
7. Lake/Pond: 50 feet.

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A protected riparian buffer extends as described below.

	Resource	A Width	B Measured From
	Teton River Stream/Creek Irrigation canal Irrigation ditch	150' 100' 30' 10'	Ordinary High Water Mark
	Special Flood Hazard Area (SFHA)	50'	Boundary found on the Flood Hazard Boundary Map, Flood Insurance Study, or Flood Insurance Rate Map
	Wetland	100' 50'	U.S. Fish & Wildlife National Wetland Inventory boundary Boundary of a site delineation approved by U.S. Army Corps of Engineers
	Lake, Pond	50'	Ordinary High Water Mark

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G. Riparian Buffer Standards

All development in the Riparian Buffer must comply with all county, state, and federal water quality and other applicable standards, including but not limited to, those regulating erosion and sedimentation, storm drainage and runoff control, solid wastes, and hazardous substances.

In general, the following standards apply:

1. Development may only occur after it has been demonstrated that there are no reasonable alternatives.
2. Development must minimize impact to the maximum extent possible.
3. Vegetation Required
 - a. A riparian buffer must consist of stable, undisturbed native vegetation as required in Div. 13.3.7.

4. Diffuse Flow Requirements

Diffuse flow of runoff must be maintained in the riparian buffer by:

- a. Dispersing concentrated flow prior to its entry into the buffer; and
- b. Reestablishing vegetation
- c. Concentrated runoff from new ditches or man-made conveyances must be converted to diffuse flow at non-erosive velocities, before the runoff enters the riparian buffer.
- d. Periodic corrective action to restore diffuse flow must be taken as necessary, and must be designed to impede the formation of erosion gullies in the riparian buffer.

5. The following best practices must be employed during any allowed construction in a riparian buffer:

- a. Woody vegetation must be cleared by hand. Vegetative root systems must be left intact to maintain the integrity of the soil. Stumps

should remain, except in any trench where trees are cut.

- b. Underground cables must be installed by vibratory plow or trenching.
- c. Any trench must be backfilled with the excavated soil material immediately following installation.
- d. In wetlands, mats must be utilized to minimize soil disturbance.
- e. Measures must be taken upon completion of construction and during routine maintenance to ensure diffuse flow of stormwater through the buffer.
- f. Road crossings within the buffer should be designed to pass the flow from a 1% chance flood event.
 - i. Bridges should be used for the crossing to the maximum extent practicable.
 - ii. If culverts are unavoidable, arch or box culverts should be used to minimize impacts to wildlife.
6. Proposals that include keeping livestock adjacent to buffer areas must include provisions that protect the buffer from livestock.

H. Allowed Activity with a permit in Riparian Buffers

The following activities can be allowed in a riparian buffer as part of the applied permit. Other state and federal permits may be required. :

1. Pedestrian access trails, docks, piers, and other water-dependent activities; provided they do not exceed 4 feet in width of buffer disturbance, that installation does not result in removal of trees, and no impervious surface is added to the riparian buffer.
2. Drainage ditches, roadside ditches and stormwater conveyances through riparian buffers; provided that flows to existing or

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new drainage ditches, roadside ditches, and stormwater conveyances do not alter the conveyance and are managed to minimize the sediment, nutrients and other pollution conveyed to waterbodies.

3. Single driveway crossings that disturb less than a width of 20 linear feet and 2,500 square feet of riparian buffer.
4. Road crossings that cumulatively disturb less than a width of 50 linear feet and 15,000 square feet of riparian buffer.
5. Greenways and hiking trails designed, constructed and maintained to maximize nutrient removal and erosion protection, minimize adverse effects on aquatic life and habitat, and protect water quality to the maximum extent practical.
6. Re-vegetation, provided that diffuse flow and the health of existing vegetation is not compromised and disturbed areas are stabilized until they are re-vegetated.
7. Wood slatted decks (or similar alternative material); provided that no trees are removed for installation.
8. Wet detention, bioretention and constructed wetlands.
9. Utility crossings; provided that they occur within 15 degrees of perpendicular to the riparian buffer.
10. Vegetation management, including emergency fire control measures; provided that topography is restored.
11. Mowing or harvesting of plant products.
12. Water wells.
13. Wildlife passage structures.

I. Prohibited Activity in Riparian Buffers

The following activity is prohibited in a riparian buffer:

1. Residential Fences.
2. Fertilizer and pesticide application, except as needed for approved restoration or re-vegetation.
3. Any grading that generates a negative impact on diffuse flow within the riparian buffer.
4. Addition of impervious surfaces, except as allowed in Div. 13.3.1.H.
5. Septic tank drain fields.
6. Construction in a Riparian Buffer, except as allowed in Div. 13.3.1.H.

J. Section Format for the Property Development Plan

If required, this section should include the following:

1. A detailed, dimensioned site plan identifying the required setbacks and location of the proposed development.
2. If work is proposed to be taking place in the riparian setback, detailed/engineered construction drawings for the work to be completed need to be submitted.
3. Detailed explanation of steps taken to minimize impact to riparian buffers.
4. A riparian management plan that details what monitoring will happen, when maintenance will happen, and how maintenance will be undertaken. Implementation

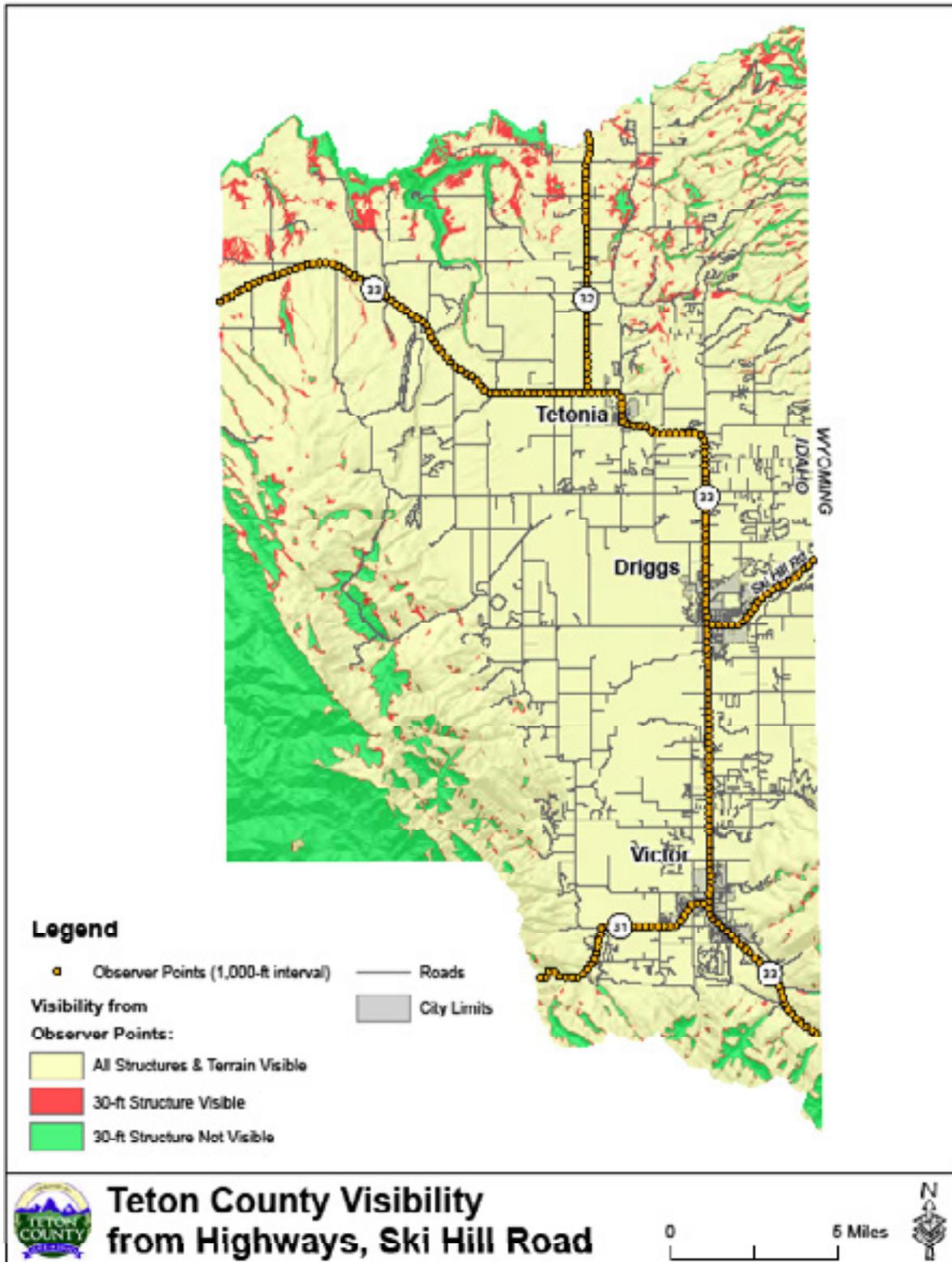
If there is sufficient concern that the development was not done in conformance with the approved Riparian Buffer Plan, a third-party inspector may be hired at the applicant's expense, to verify the plan was followed, or identify corrections that need to be made.

13.3.2. Skyline View Protection Plan

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	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Skyline View Protection Plan	P	P	P	P	P	P	P	P
Key: R = Required P = Possibly Required -- = Not Required								

A. Skyline View Protection Map



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B. Location Applicability

Teton County GIS department has developed a viewshed analysis to determine where structures over 30' tall would be visible from selected points along the State Highways and Ski Hill Road. Development located in these areas shall comply with this division. A map of applicable areas can be found on page 13-12 of this Code.

C. Scale/Scope of Development Requiring Applicability

Any development that requires a permit shall comply with this division .

D. Intent

The intent of this division is to protect and maintain the scenic vistas throughout Teton County.

E. Standards

1. Skyline means the visual line at which the earth or vegetation and the sky appear to meet. It is typically viewed as a raised horizon such as the top, crest, or peak of a ridge, hillside, or butte. It is not intended to mean the low horizon of flat land.
2. Physical development must not penetrate a ridgeline as viewed from any State Highway or Ski Hill Road.
3. Buildings must be set back 50 feet from top of slope or ridgeline (measured vertically).

F. Mitigation of Exceptions

Where no other siting alternative is available and a deviation to these standards is granted by the Planning and Zoning Commission through the design review process, physical development that penetrates the skyline must comply with the following mitigation standards:

1. The height of physical development cannot exceed 20 feet above original grade.

2. The mass of the physical development must be designed by breaking facades and roof lines into smaller segments or stepping the building mass into the hillside. To the maximum extent practical, buildings must be placed down the hill or cut into the slope to minimize the skyline penetration.

3. The form of the physical development, particularly its roof form, must re-create the natural form of the hillside or butte. If the natural form of a butte top skyline is being penetrated, the building must have a flat roof form. If the natural form of a hillside is rounded or jagged, the building must use a pitched roof form.

4. The exterior of any structure must be built or painted with non-reflective, earth tone materials or colors. The color of all roofs must be the color of surrounding vegetation or land features.

5. Development must minimize the need for earth moving or disturbance to the maximum extent practicable. Areas disturbed for earth moving must be re-vegetated using native species which are already growing on or near the site. Topsoil must be stock piled and placed on disturbed areas.

G. Prohibited Activity

Manipulation of the grade or landscaping shall not be permitted as a way of altering the skyline or ridgeline.

H. Section Format for the Property Development Plan

If required, this section should include the following:

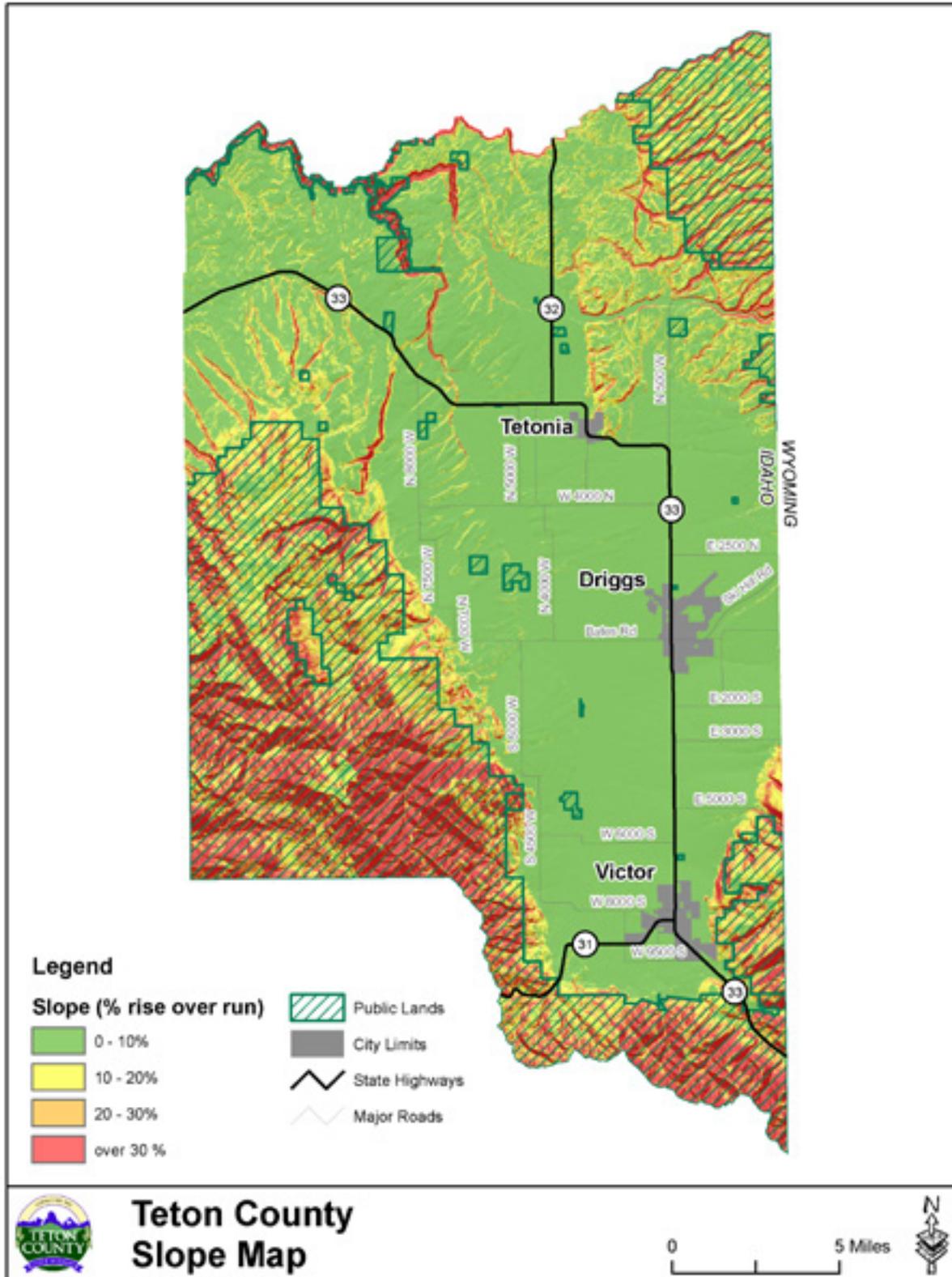
1. Detailed construction drawings of the structure.
2. Site plan of the property showing all possible building sites.
3. Detailed explanation as why the proposed site was chosen.

13.3.3. Steep Slopes Plan

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	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Steep Slope Plan	P	P	P	P	P	P	P	P
Key: R = Required P = Possibly Required -- = Not Required								

A. Steep Slopes Map



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B. Location of Applicability

This Division applies to all property located in Teton County where development is desired on hillsides with slopes greater than 10%. Teton County GIS has developed a map that identifies locations where the slopes are greater than 10%. A map of applicable areas can be found on page 13-14 of this Code.

C. Scale/Scope of Development Requiring Applicability

Any development that requires a permit shall comply with this division.

D. Intent

The intent of this Division is to protect life and property through responsible development on potentially dangerous hillsides.

E. Standards

1. Steep Slopes

- a. No development is permitted on slopes that exceed 30%.

2. Hillside Design Criteria

- a. Buildings must be designed to fit the lot, rather than modifying the grade of the lot to fit the building.
- b. Buildings, driveways and yards must be designed and configured to maintain as much of the natural land-form as possible.
- c. Where areas of the lot are already disturbed, the existing, disturbed areas must be used for building envelopes rather than undisturbed areas, provided that such areas are of an adequate area and shape and do not pose a geological hazard or other safety issues.
- d. Structures must be designed to blend into the natural character of the hillside

by reducing the visual bulk through landscaping, terraced building forms, appropriate building materials and colors, and height variations. Split-pad and stepped foundations must be used where necessary to minimize cut and fill, and to create forms that step down or step up with the natural slope.

- e. A series of smaller, visually distinct roofs, specifically pitched, gabled and hipped roofs, must be utilized on any residential building with a floor plate that is larger than 2,500 square feet, in order to reflect the visual diversity of the natural hillsides.
- f. Foundation corners must match the natural grade, to the maximum extent practicable.
- g. For developments with multiple buildings, buildings must have height variations in order to minimize a "wall" effect or a repetitive appearance. Wherever possible, the buildings must be positioned so that they appear to be "tucked" into the hillside and not easily visible from below.

3. Retaining Walls

- a. Generally, retaining walls should be avoided. Retaining walls may be used to minimize the impact of cut and fill on steep slopes on a site. Retaining walls are not acceptable when their purpose is to create flat yards.
- b. Retaining walls must blend with the natural features of the setting. Use of native rock or use of other masonry must convey a scale and texture similar to that of traditional rock or traditional materials found within the natural setting.
- c. The height of a retaining wall must be less than 8 feet. Where greater heights in a

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retaining wall must occur, use a series of terraced or stepped walls. The width of a retaining terrace cannot be less than 5 feet.

- d. Any retaining wall over 4 feet tall (from the bottom of the footing) will require a building permit and must be engineered.

4. Modification of Setbacks

- a. Flexibility in required setbacks may be considered in order to avoid altering steep slope areas. The Planning Administrator may allow the application of alternative setbacks in order to avoid or minimize alterations to steep slope areas.

F. Section Format for the Property Development Plan

If required, this Section should include the following:

1. Detailed construction drawings of the structure.
2. Site plan of the property showing topography (2 foot contour lines minimum), all possible building sites and setbacks.
3. Detailed explanation as why the proposed site was chosen.
4. Engineered plans for any cut/fills on slopes greater than 10% and retaining walls.

13.3.4. Grading Plan

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	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Grading Plan	R	R	P	--	--	--	R	R
Key: R = Required P = Possibly Required -- = Not Required								

- A. Location of Applicability**
This Division applies to all land within Teton County.
- B. Scale/Scope of Development Requiring Applicability**
All grading activities for a development (roads, building sites, landscaping, etc.) are required to meet the provisions of this Division .
- C. Intent**
It is the intent of this Division to ensure development, grading and earth work is done in an appropriate non-speculative manner.
- D. Standards**
1. Grading is limited to that which is necessary to construct the structure, driveway, and a limited area for yard purposes.
 2. No site alterations may exceed a 1-foot elevation change within 10 feet of any property line.
 3. A grading permit is required prior to the commencement of grading activities, including any state or federally required permits (SWPPP, 404, etc).
 4. The grading of slopes must be minimized by aligning streets to conform to existing grades as closely as is possible, and consistent with safe geometric design.
 5. Streets must be designed to:
 - a. Minimize the alteration of the physical and visual character of the hillside (e.g., large notches in ridgelines must be avoided); and
 - b. Retain natural landforms by using gentle horizontal and vertical curves in alignments.
 6. Lands disturbed by earth moving must be re-vegetated using native species already growing on or near the site. Top soil must be stockpiled and placed on disturbed areas.
- 7. Stormwater Pollution Prevention Plan (SWPPP)**
- a. Prior to the beginning of construction on any development disturbing more than one acre, the developer or his/her representative must have a SWPPP in place and must file a Notice of Intent (NOI) with the EPA, in accordance with NPDES (National Pollutant Discharge Elimination System) requirements.
 - b. The SWPPP will include provisions for reducing sediment discharges from the construction site and tracking of mud and dirt onto roadways. A copy of this plan and the NOI shall be provided to the County prior to any site grading or construction activities. The Idaho Department of Environmental Quality “Stormwater: Catalog of Stormwater BMPs for Idaho Cities and Counties, Volume 1 Appendix D” shall be used as a guidance document to meet the NPDES permit requirements.
- E. Section Format for the Property Development Plan**
If required, this Section should include the following:
1. Construction drawings identifying the areas of disturbance, stockpiling and slopes
 2. Sediment management plan utilizing
 3. Track out prevention plan
 4. Explanation as why the proposed site was chosen
 5. A SWPPP in place if more than 1 Acre is to be disturbed
 6. Verification that a Notice of Intent (NOI) has been filed with the EPA, if more than 1 acre is to be disturbed.

13.3.5. Vegetative Management Plan

	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Vegetative Management Plan	P	P	R	R	R	R	R	R
Key: R = Required P = Possibly Required -- = Not Required								

A. Areas Applicability

This Division applies to all land within Teton County.

B. Scale/Scope of Development Requiring Applicability

All development in the County is required to meet the provisions of this Division .

C. Intent

It is the intent of this Division to prevent unnecessary spread of noxious weeds, stabilize slopes, prevent erosion, and maintain water quality.

D. Standards

1. Land owners and developers are required to control invasive and noxious weeds (see the Idaho Noxious Weed List) on their site. Where noxious or invasive weeds exist on the site, the developer must remove them prior to beginning construction, and re-vegetate the area with native species within 30 days.
2. Where an infestation affects more than 1 acre of land and immediate control is not feasible, a long-term vegetation management plan must be developed with and approved by the Teton County Weeds Superintendent..
3. Development must avoid disturbance of natural vegetation to the maximum extent possible. Where existing vegetative cover is damaged or removed and where the area is not otherwise covered with new improvements, the area must be successfully re-vegetated with a substantial mix of native, adaptive, and drought tolerant grasses and/or ground covers. The density of the reestablished vegetation must be adequate

to prevent soil erosion and invasion of weeds after one growing season.

- a. If disturbance occurs within the riparian buffer, then plant material must be native vegetation that duplicates adjacent plant communities in species composition, and spatial distribution patterns.

4. Plant varieties selected for natural areas should be native, adaptive, and drought tolerant appropriate for USDA designated hardiness zones 4 or below. Plant varieties shall be selected based on the natural conditions at the site and grouped together based on water, sun, and other similar needs. Noxious and invasive plants shall not be used.
5. If turf is used, turf areas shall be a drought tolerant and/or adaptive sod or seed mix that is appropriate to the natural conditions found at the site. Descriptive information regarding the composition of a sod or seed mix should be included in a vegetation management plan.
6. Lawn and ornamental plantings may not be native, but they must not be invasive in natural areas.
7. Landscaping and vegetation shall comply with the utility company requirements within utility easements.
8. If vegetation cannot be reestablished within one growing season, then a Vegetation Management Plan must be approved by Teton County.

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E. Section Format for the Vegetation Management Plan

If required, this Section should include a plan addressing the following elements:

1. Site preparation
2. Topsoil requirements
3. Seedbed/planting area preparation
4. Methods of seeding/planting
5. Time of seeding/planting
6. Selection of species
7. Seed/plant source
8. Seeding rate/plant spacing
9. Mulching
10. Supplemental water needed for establishment
11. Noxious weed control plan
12. Monitoring schedule and plan for failed establishment.
13. Describe successful establishment (e.g. minimum percent ground/canopy cover, percent survival, stand density)

F. Implementation

No fiscal guarantee shall be released for a development until the common area is re-vegetated with a 70% success rate after two (2) growing seasons after re-vegetation.

No certificates of occupancy shall be issued until re-vegetation has been started in conformance with the submitted and approved Vegetative Management Plan. A Conditional Certificate of Occupancy may be issued if the timing of the season would not allow re-vegetation prior to the time of final inspection.

13.3.6. Wildfire Hazard Mitigation Plan

	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Wildfire Hazard Mitigation Plan	--	P	P	P	--	--	P	P
Key: R = Required P = Possibly Required -- = Not Required								

A. Areas of Applicability

This Division applies to all land within the Foothills Zone, but the standards found below are highly recommended for all land in Teton County.

B. Scale/Scope of Development Requiring Applicability

Any development where new structures are being constructed or proposed to being constructed shall meet the standards of this Division .

C. Intent

It is the intent of this Division to protect life and property from wild land fires (forest, brush, and field).

D. Standards

The Teton County Fire District has the authority to review and approve development based on the following criteria.

Teton County may approve alternative standards if it is demonstrated that they are consistent with current State or Federal guidance on wildfire hazard mitigation for development within the Wildland Urban Interface.

1. Defensible Space

Development sites must be designed to provide 3 zones of defensible space, as described below:

a. ZONE 1: Within 30 Feet of Structure

- i. Remove all flammable vegetation within 3 to 5 feet of the structure.
- ii. Remove any tree branches hanging over structures that will drop needles

or other debris onto roofs, gutters, or decks.

- iii. Do not plant vegetation underneath eaves or roof lines.
- iv. Move firewood piles further than 30 feet from the structure during wildfire season.
- v. Plant fire resistant vegetation and maintain during fire season.

b. ZONE 2: 30 to 100 Feet of Structure

- i. Remove all ladder fuels.
- ii. Provide a minimum crown spacing between trees of 10 feet between crowns on a flat property, greater distance on a slope.
- iii. Prune tree branches to a height approximately 8 to 10 feet above the ground
- iv. Provide a minimum shrub spacing of 2½ times the height of the shrub between shrubs.
- v. Prune shrubs to remove contact with ground fuels.
- vi. Keep grasses mowed.
- vii. Remove all dead material.

c. ZONE 3: 100-200 Feet of Structure

- i. Thinning to remove suppressed and overstocked trees while promoting and maintaining healthy vigorous trees.

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- ii. Limit vegetation combinations that contain ladder fuels to isolated clumps.
- iii. Reduce shrub densities to promote healthy growth and reduce density and continuity through the zone.
- iv. Snags (dead standing trees) should only remain if they do not pose a safety hazard.

2. Chimneys

Buildings and building sites must be located outside of ravines or other topographical features which constitute "fire chimneys," and within 150 feet of the apex of "fire chimneys."

3. Improvements Prior to Construction

Water sources, wells, draft sites, hydrants, fire breaks, access routes, and other fire protection equipment or features required by a preliminary plat approval must be installed prior to construction of any buildings.

4. Fuel breaks and Greenbelts

- a. Fuel breaks and greenbelts must meet the standards of Div. 13.3.6.D.1.b.
- b. Fuel breaks and greenbelts must be located to protect both existing and planned development and adjacent wildlands.
- c. Fuel breaks must not be a bare soil trail bulldozed around a development . They may be as simple as the removal of dead and fallen trees, tree limbs, shrubs, and other flammable vegetation, together with breaking the continuity of vegetation around the perimeter of the development.
- d. Natural features such as rocky formations with little or no vegetation, or rivers or streambeds in which vegetation has been thinned and dead and dying materials removed may also be used.

5. Access

- a. Access to the parcel proposed for development must be designed to provide for the safe movement of firefighters and their equipment.

6. Building Design and Materials

- a. Buildings must incorporate fire-resistant design techniques and fire-resistant building materials.

E. Section Format for the Property Development Plan

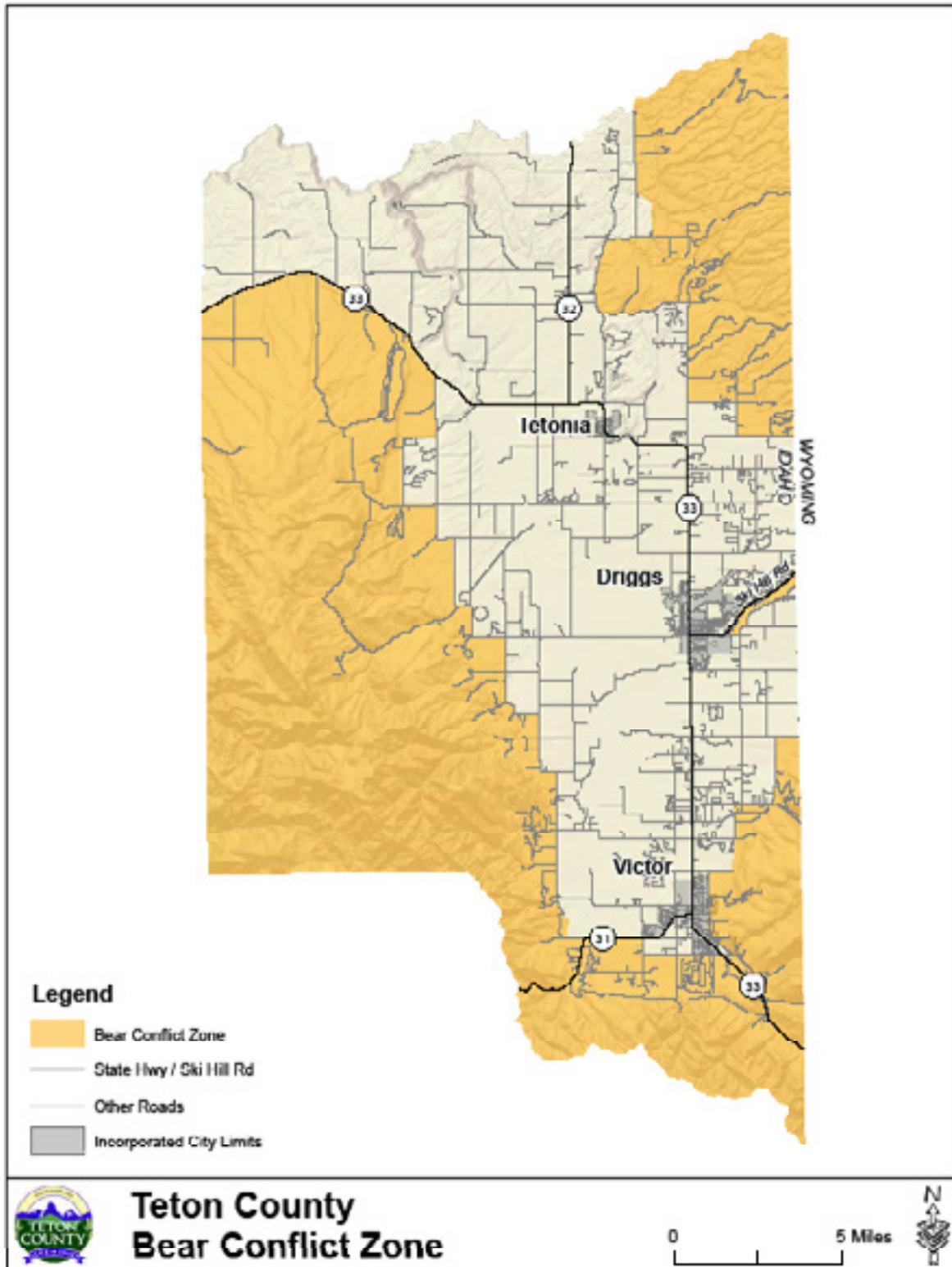
- 1. If required, this Section should include a plan addressing the following elements: Site plan identifying water sources, wells, draft sites, hydrants, fire breaks, access routes, and other fire protection equipment or features.
 - a. Draft language for the CC&R's requiring the defensible space standards (if a subdivision).
 - b. Construction plans identifying fire-resistant design techniques and fire-resistant building materials for new structures.

13.3.7. Wildlife Non-Feeding Plan

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	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Wildlife Non-Feeding Plan	--	R	R	--	--	--	R	R
Key: R = Required P = Possibly Required -- = Not Required								

A. Wildlife Non-Feeding Map



B. Areas Applicability

This Division applies to all land found in Teton County, with the exception of the bear-resistant containers. That provision only applies to land found in the Bear Conflict Area as identified in the Teton County Bear Conflict Map, which can be found on page 13-22 of this Code.

C. Intent

It is the intent of this Division to protect life, property, and wildlife.

D. Standards

1. Supplemental Feed Attractants Banned

2. No person may knowingly or intentionally provide supplemental feed attractants (such as human food, pet food, hay, forage product or supplement, grain, seed or birdseed, or garbage) to the following animals, unless specifically authorized by a state or federal agency:

- | | |
|------------|-------------------|
| a. Coyotes | g. Black bears |
| b. Deer | h. Grizzly bears |
| c. Elk | i. Mountain lions |
| d. Foxes | j. Lynx |
| e. Moose | k. Raccoons |
| f. Bobcats | l. Wolves |

3. Exemptions

- a. Land taxed as agricultural land creates a presumption that any feeding is exempt from this Division.
- b. A person engaged in any of the following activities is not subject to liabilities under this Division:
- i. The normal feeding of livestock or the practice of raising crops and crop aftermath, including hay, alfalfa and

grains, produced, harvested, stored or fed to domestic livestock in accordance with normal agricultural practices; or

- ii. The cultivation of a lawn or garden, or the feeding of birds where the bird food is made unavailable to the animals specified in the prohibition of this regulation.

E. Garbage - Bear-Resistant Containers

1. All uses are required to store trash in certified bear-resistant containers or dumpsters. If trash is transferred from the property to a trash transfer station or landfill directly by the property owner or property lessee, trash may be stored in other containers as long as those containers are housed in a bear-resistant building or enclosure at all times while on the property.
2. A certified bear-resistant container or dumpster is one that meets the minimum structural design standards published by the Interagency Grizzly Bear Committee (IGBC) or has successfully passed the testing program and protocols recited in the Bear-Resistant Products Testing Program.

F. Section Format for the Property Development Plan

1. If required, this Section should include a plan addressing the following elements:
 - a. Subdivision applicants must provide the following:

Draft language for the CC&R's requiring property owners to meet the county wildlife feeding standards.
 - b. Other types of development applications must provide the following:
 - i. Signed wildlife feeding acknowledgment form.
 - ii. Signed certified bear-resistant container acknowledgment form, if in the Bear Conflict Area.

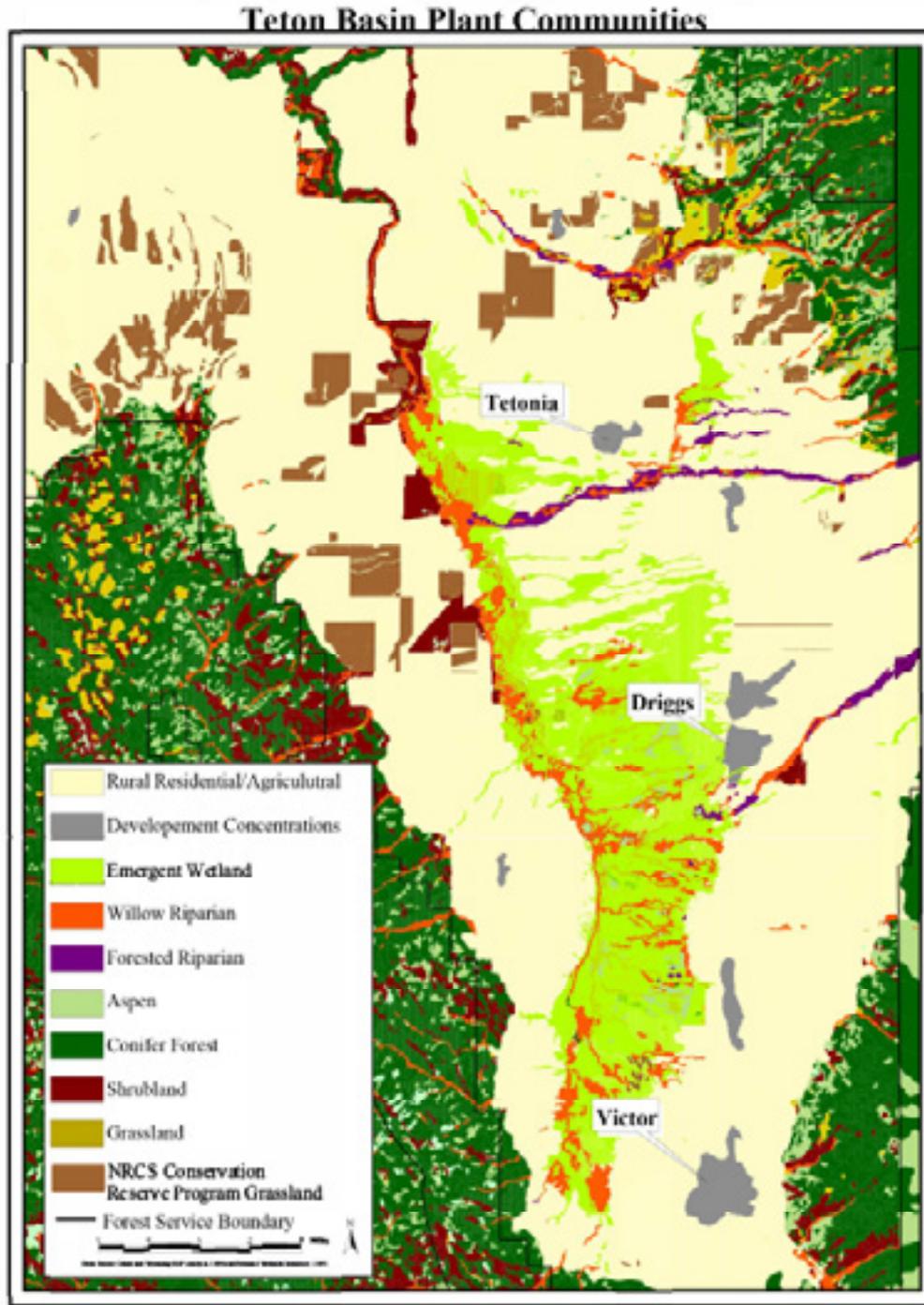
13.3.8. Wildlife Habitat Management Plan

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	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Wildlife Habitat Management Plan	P	--	P	--	P	P	P	P
Key: R = Required P = Possibly Required -- = Not Required								

A. Wildlife Habitat Protection Map

IDFG identified Major Plant Communities in their report "Summary of Key Fish and Wildlife Habitats of Low Elevation Lands in Teton County, Idaho" from 2012 (Appendix TBD). Any area outside of the Rural Residential/Agriculture or Development Concentrations is considered a Key Plant Community.



Major Plant communities of Teton County, Idaho. (Data Sources: USGS ID GAP Analysis and USFWS National Wetlands Inventory). Taken from "A Summary of Key Fish and Wildlife Habitats of Low Elevation Lands in Teton County, Idaho" prepared by Idaho Department of Fish and Game, Upper Snake Region, June 14, 2012.

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B. Areas Applicability

This Division applies to all land found in Teton County found within a Key Plant Community, as identified on the Map found on page 13-24 of this Code.

C. Scale/Scope of Development Requiring Applicability

1. If the proposed development will cause the density of the property to reach or exceed the following, the standards of this Division are applicable.
 - a. Rural Districts = 1 unit per 25
 - b. Agricultural Rural Neighborhood- 1 unit per 5 acres
2. For Grading and Conditional Use Permits, Div. 13.3.8.G.1 should be followed.

D. Intent

The intent of this Division is to ensure that habitat utilized by indicator species, along with other forms of wildlife is managed in a way to ensure the long term viability of the habitat.

E. Standards

A wildlife habitat assessment in a form acceptable to Teton County is required for any indicator species of wildlife designated below. All development is subject to design review to ensure that the location of buildings and structures avoids or mitigates impacts to indicator species and habitat to the maximum extent feasible.

1. Design Review Criteria

A development application may only be recommended for approval where the following specific guidelines are met:

a. Building Envelopes

Building envelopes must be located:

- i. To minimize fragmentation of any functional, intact areas of native vegetation and indicator habitat;
- ii. To avoid rare landscape elements such as unique rock formations, sheltered draws or drainage ways, or other features, and locate buildings near areas containing more common landscape elements;
- iii. To maintain connections among fish and wildlife habitats and to protect sensitive fish and wildlife breeding areas;
- iv. To provide adequate buffers between any building envelope for a habitable building and;
- v. Any wildlife migration corridors identified through the wildlife habitat assessment and;
- vi. Any fish or wildlife breeding areas or big game wintering habitat identified through the wildlife habitat assessment.
- vii. The buffer distance and configuration must be determined by a qualified person who has demonstrated appropriate expertise in the fields of resource biology, fish and wildlife management, and similar disciplines and must be designed to minimize the effect of planned development and infrastructure (including roads,

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- pathways, and trails) on use of the habitat or migration corridor by the indicator species.
- b. Fencing
 - i. Fencing and other infrastructure must be designed to minimize impacts on indicator species and indicator habitat. Fencing designs should be based on acceptable fencing design guidelines.
 - ii. Where the wildlife habitat assessment has found evidence of indicator species or the presence of indicator habitat, and the person conducting the assessment believes that inappropriate fencing could interfere with the use of the area as habitat by one or more of the indicator species included in the assessment, the person must recommend a fencing design and specifications that would minimize interference with the movement or safety of the indicator species.
 - iii. Fencing must be required to comply with those recommendations to the maximum extent feasible.
 - iv. The proposed design and specifications must take into account the current and foreseeable uses of adjacent lands and the potential need for adjacent lands to be protected from the impacts of wildlife on the subject property.
 - v. Acceptable fencing design guidelines include "Fencing Guidelines for Wildlife" by the Wyoming Game and Fish Department or "A Landowner's Guide to Wildlife Friendly Fences" by Montana Fish, Wildlife, and Parks.
 - c. Avoiding Vegetation Impacts
 - i. Impacts to indicator species and indicator habitat must be avoided to the maximum extent feasible.
 - ii. The applicant must mitigate unavoidable impacts appropriately and adequately.
 - iii. In areas where the wildlife habitat assessment has found evidence of indicator species or the presence of indicator habitat, the development must avoid disturbing existing native vegetation used by or needed to support the indicator species to the maximum extent feasible.
 - iv. When existing native vegetation must be altered to accommodate the proposed subdivision, the applicant must replace lost habitat function with an equal or greater amount of like-functioning, native vegetation according to the recommendations of a qualified professional and ensure successful establishment of that vegetation through monitoring and adaptive management.
- F. Section Format for the Property Development Plan
- If required, this section of the Property Development Plan should include the following:
- 1. Wildlife Habitat Assessment
- The applicant must arrange for a qualified professional who has demonstrated appropriate expertise in the fields of resource biology, fish or wildlife management, or similar discipline, to complete a Wildlife Habitat Assessment (WHA). The WHA must describe, evaluate, and quantify (as appropriate) habitat for the indicator species.

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2. Impact Analysis and Mitigation Plan

An Impact Analysis and Mitigation Plan must:

- a. Identify and analyze the type, duration, and intensity of direct and indirect impacts to indicator species and indicator habitat reasonably expected to result from the proposed subdivision (inclusive of infrastructure layout, proposed recreational uses, anticipated human presence, anticipated land uses, proposed wildland fire protection measures, etc.);
- b. Address how applicant intends to avoid, or minimize and mitigate any impacts to indicator species and indicator habitat. Avoidance of impacts is preferred to minimization of impacts with mitigation;
- c. Provide a list of proposed mitigation measures, that may include habitat preservation, restoration, enhancement, and creation and an analysis of the probability of success of such measures. If the impact mitigation plan requires significant construction or restoration activities, Teton County may require that the applicant provide a financial security in the form of a letter of credit for 125% of the estimated cost of those activities. When the construction or restoration has been completed as described in the impact assessment and mitigation plan all but 25% of the fiscal security will be released. The remaining 25% will be held for two (2) years as a guarantee of the work that is performed.

3. Detailed Site Plan

A site plan that identifies the location of:

- a. Proposed development

- b. Existing vegetation

- c. Existing habitat for the indicator species

G. Review

1. Optional preliminary IDFG review

- a. The applicant may contact IDFG to identify any Key Plant Community lands on the subject property. IDFG shall forward all preliminary reviews to the Administrator. If Key Plant Communities are determined to exist on the subject property, the applicant shall be required to complete the provisions in this division.
- b. If the preliminary review by IDFG determines that the proposed development will have no significant impact on wildlife or wildlife habitat, no further action is required of the applicant pursuant to this division.

2. Application Review

If the applicants forgoes the optional preliminary IDFG review OR if the preliminary IDFG review finds that Key Plant Communities are determined to exist on the subject property, a Wildlife Habitat Management Plan is required.

If IDFG determines that projects located outside of mapped Key Plant Communities include sensitive habitat necessary for Indicator Species, Teton County may require the Wildlife Habitat Management Plan.

The following review process shall be followed:

- a. The Wildlife Habitat Management Plan, including the Wildlife Habitat Assessment will be forwarded to IDFG for their review after the Administrator has determined the application is complete. A 45-day review process by IDFG will begin on the date that the application is received and date

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stamped by the IDFG. IDFG will notify the Planning Department when it has received an application.

- b. IDFG will review the methods used in the assessment, the findings from the assessment, the design of the development, possible conflicts, and the proposed mitigation efforts. IDFG shall forward their review and recommendations, if any, to the Administrator within the 45 day comment period. If comments are not received within 45 days, it will be judged that there are no IDFG comments on the application.
- c. Upon receipt of IDFG comments, the Planning Department will forward those comments to the applicant. The applicant will be given the opportunity to propose changes based on input from IDFG prior to approval or scheduling a public hearing. Teton County may require that the applicant address IDFG comments as a condition of approval.

H. Implementation

- 1. If there is sufficient concern that the development was not done in conformance with the approved Wildlife Habitat Management Plan, a third-party inspector may be hired at the applicants expense, to verify the plan was followed, or identify corrections that need to be made.
- 2. No fiscal guarantee shall be released for a development until the necessary mitigation measures in the approved Wildlife Habitat Management Plan are made.
- 3. No certificates of occupancy shall be issued for or in a development until the necessary mitigation measures in the approved Wildlife Habitat Management Plan are made. A Conditional Certificate of Occupancy may be issued if the timing of the season would not allow the mitigation measures to be completed.

I. Indicator Species

The following are considered Indicator Species in Teton County (This list comes from "A Summary of Key Fish and Wildlife Resources of Low Elevation Lands in Teton County, Idaho", prepared by IDFG dated June 14, 2012):

- 1. Columbian Sharp-Tailed grouse
- 2. Bald Eagle
- 3. Grizzly Bear
- 4. Rocky Mountain Elk
- 5. Mule Deer
- 6. Moose
- 7. Trumpeter Swans
- 8. Greater Sandhill Crane
- 9. Long-billed Curlew
- 10. Yellowstone Cutthroat Trout
- 11. Any other Federally Listed threatened or Endangered Species

J. Indicator Habitats

The following are considered Indicator Habitats in Teton County (This list comes from "A Summary of Key Fish and Wildlife Resources of Low Elevation Lands in Teton County, Idaho", prepared by IDFG dated June 14, 2012):

- 1. Emergent Wetlands
- 2. Willow Riparian
- 3. Forested Riparian
- 4. Aspen
- 5. Conifer Forest
- 6. Shrubland
- 7. Grassland
- 8. NRCS Conservation Reserve Program Grassland

13.3.9. Nutrient Pathogen Analysis

	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Nutrient Pathogen Analysis	--	--	--	--	--	--	P	P
Key: R = Required P = Possibly Required -- = Not Required								

A. Areas Applicability

This Division applies to all land found in Teton County.

B. Scale/Scope of Development Requiring Applicability

Any Short Plat or Full Plat development shall comply with this division.

C. Intent

The intent of this Division is to ensure that ground water is protected from on-site sewage systems. More specifically the Nutrient-Pathogen Analysis is required to:

1. Determine the appropriate number of on-site wastewater treatment systems for a given parcel of land.
2. Direct the placement of the on-site wastewater treatment systems in a way that will not significantly degrade the quality of ground water or surface water resources.

D. Standards

Nutrient-Pathogen (NP) Analyses are designed to locate an appropriate number of on-site wastewater treatment systems (for example, septic systems) on a given parcel of land and to direct the placement of the on-site wastewater treatment systems in a way that will not degrade the quality of ground water resources and will comply with the Idaho Ground Water Quality Rule and the Idaho Water Quality Standards (IDAPA 58.01.02) for surface water.

1. Requirements

- a. A Level 1 NP Evaluation is required as part of the NP Analysis by Teton County for any proposed development that is

contemplating using on-site wastewater treatment systems or central septic systems when one or more of the five conditions below exist. The Level 1 NP Evaluation shall be completed following the County NP guidelines found in Appendix A, "Nutrient-Pathogen Technical Guidelines for Wastewater Treatment Systems in Teton County" and IDEQ guidelines referenced in Appendix **TBD**.

- b. It is the responsibility of the property developer and/or his/her qualified NP professional (see Div. 13.3.9.D.2), hereafter called Applicant, to undertake sufficient investigation to determine whether any of the following five conditions exist.
 - i. The proposed development that lies wholly or partially within a riparian buffer setback;
 - ii. There is evidence that ground water, at some time of the year, comes within ten feet of the ground's surface at any location on the proposed development parcel; or
 - iii. There is evidence that soil depth to fractured bedrock is ten feet or less anywhere on the proposed development; or
 - iv. The development application includes a food service, a commercial facility, or an industrial facility generating 600 gallons or more of wastewater per day; or
 - v. The proposed development is within an area where the concentration of nitrate-

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nitrogen in ground water is five (5) mg/L or higher.

- c. If the investigation determines that one or more of the conditions exist on the property, then the Applicant shall complete a Level 1 NP Evaluation and submit a NP Analysis and comments from the appropriate agency(ies) to the County prior to scheduling the first hearing of the preliminary plat application. If the investigation determines that none of the five conditions exist, then the Applicant shall present documentation of this determination to the County with the initial preliminary plat application.

2. Qualified Professional:

When a NP Analysis is required by Teton County, it must be performed by a qualified professional with experience in subsurface resource evaluation practices as described below.

- a. The qualified professional shall be a professional scientist or consultant with a background in geology, hydro-geology, soil science, geochemistry, or related engineering disciplines who is registered in the State of Idaho as a Professional Geologist or Professional Engineer, and who has experience conducting similar kinds of studies, hereafter called Qualified Professional.
- b. Level II NP Evaluations conducted to satisfy County requirements shall be completed by a Qualified Professional who also has professional experience in groundwater modeling.
- c. The Qualified Professional shall certify the evaluation results and shall submit documentation of above outlined professional qualifications (resume,

certifications, registrations, education information, etc.) to the County with the NP Analysis.

3. County's Technical Representative

- a. It is the intent of Teton County to contract for a NP Qualified Professional to act on the County's behalf and to be funded by the applicant for the Nutrient-Pathogen Analysis review.
- b. The primary duty and tasks of the technical representative are listed in the County's resolution adopting this Code.

4. Procedures:

- a. If IDEQ or the Eastern Idaho Public Health, District 7 (EIPH) requires an approved NP Analysis for on-site wastewater systems, the applicant shall provide proof (including a copy of the NP Analysis , a copy of all correspondence with the agency, the County's NP Analysis minimum review recompense, and a copy of agency comments and approval documentation) to Teton County that the NP Analysis has been completed and approved by the corresponding regulatory agency.
 - i. This information shall be provided prior to scheduling the preliminary plat hearing.
 - ii. The County's technical representative will review the NP Analysis, including assessment of data collection, analysis techniques, and presented conclusions in the context of specific site characteristics.
 - iii. The County's technical representative will provide written comments to the

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- Planning and Zoning Commission prior to the preliminary plat hearing.
- b. If IDEQ or EIPH does not require an approved NP Analysis, but Teton County does require a NP Analysis, the process will be conducted as described in Appendix A and in accordance with the MOA adopted by the Board of County Commissioners on April 13, 2009, or any revised MOA subsequently adopted by the Board.
 - c. The Applicant is encouraged to meet with the IDEQ and EIPH to discuss the elements and objectives of the NP Analysis. During the initial stage of the NP Analysis process, the Applicant shall meet with the County's technical representative, who will be working in concert with IDEQ providing on-the-ground guidance. The Applicant shall keep the County's technical representative in the correspondence loop during the ensuing process.
 - d. The Applicant shall then complete the NP Analysis in accordance with County and IDEQ criteria and guidance (see Appendix A).
 - e. Of particular importance to Teton County, Idaho are the following:
 - a. Accuracy of the NP Analysis at depicting site characteristics (depth to groundwater, direction of groundwater flow, hydraulic conductivity, aquifer porosity, etc.).
 - b. Appropriateness of data collection techniques (e.g. number and location of test pits, surface and groundwater samples from all affected water bodies, assessment of temporal variation, utilization of data and results from previously completed proximate NP Analyses , etc).
 - c. The appropriateness of utilized analysis techniques in light of specific site characteristics, conditions, layout, etc.
 - f. The applicant shall submit the NP Analysis to the County. The County will forward the NP Analysis to IDEQ with a request that the agency review the Analysis and provide feedback and comments to the County.
 - i. The County shall specify to IDEQ the date by which the review should be completed. The County will also make the NP Analysis, correspondence materials, and comments provided by the County's qualified technical representative available to the public. As per the MOA adopted by the BOCC, IDEQ shall send a letter to Teton County which shall be copied to the Applicant and EIPH containing comments and recommendations regarding the NP Analysis. The preliminary plat hearing may only be scheduled once the County receives comments/ recommendations from the IDEQ, or a third party Qualified Professional in the event that IDEQ is unable to perform the review.
 - ii. If IDEQ informs the County and the applicant that IDEQ will be unable to review the NP Analysis , or if IDEQ does not respond to the County's request for a review by the date specified in the request letter, or a later date if one is agreed to by the County and IDEQ, the Commission as directed by the Board may then request technical assistance

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- of another Qualified Professional(s) to review and comment on the NP Analysis.
- iii. If IDEQ does respond to the County's request for review and provides comments or recommendations, the County should base its decision of NP Analysis approval on those IDEQ comments and on the written report provided by the County's technical representative based on the approval criteria in Section v. If the County has concerns with any or all of IDEQ's recommendations, the County may contact IDEQ or the County's technical representative for further clarification and scientific review of the material.
5. Approval Criteria:
- a. The Board, upon recommendation by the Commission, shall approve or deny the NP Analysis based on the comments/ recommendations from the IDEQ (or a third party Qualified Professional in the event that IDEQ is unable to perform the review), and on information provided by the County's technical representative. In order to be approved, a NP Analysis must demonstrate that the approval is consistent with IDEQ's criteria for approval, that the County's Appendix A guidelines have been followed, and that the following conditions are satisfied:
 - i. Appropriate data collection, analysis techniques, and evaluation procedures are utilized in light of specific site characteristics, conditions, layout, etc.
 - ii. Discharge from the proposed on-site wastewater treatment systems will not significantly degrade ground water quality beyond existing background levels and will otherwise comply with Ground Water Rule(IDAPA 55.01.11);
 - iii. Discharges from the development will comply with Idaho Water Quality Standards (IDAPA 58.01.02);
 - iv. Discharges from the development will be consistent with the approved Total Maximum Daily Load (TMDL); and
 - v. The application complies with all applicable criteria specified in Individual/Subsurface Sewage Disposal Rules (IDAPA 58.01.03) and County guidelines specified in Appendix A.
- b. If the NP Analysis is not approved by Teton County based upon the comments or recommendations made by IDEQ (or a solicited third party Qualified Professional) and feedback from the County's technical representative:
- i. The applicant may choose to make modifications based on recommendations made by the Commission, the Board, the County's technical representative, and the IDEQ. The County should then base its approval decision upon comments and recommendations provided by IDEQ's review of the revised NP Analysis and associated materials (as described in Div. 13.3.9.D.5);
 - ii. The applicant may elect to conduct a Level II NP Evaluation as part of the NP Analysis, based on the original development design. The applicant must then submit the Analysis to the County, who will forward the Analysis to IDEQ with a request that the IDEQ

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- review the Level II NP Evaluation. The review process shall then proceed as outlined in Div. 13.3.9.D.4 with IDEQ review/comment and a County decision of approval that should be based upon that review and associated feedback. If the development application is not approved by the County based upon professional review of the Level I Evaluation or the Level II NP Evaluation (if required), the density may be reduced and site layout adjusted until the proposed septic disposal systems (quantity and layout) result in a NP Analysis that receives favorable IDEQ comments and corresponding County approval. Alternatively, the applicant may choose to connect to an existing municipal sewer line.
6. Request for Waiver:
- a. If a NP Analysis is not required by IDEQ or EIPH but is required by Teton County, Idaho, the Applicant may request that the County waive the requirement for the NP Analysis on the grounds that the results of the Analysis would not provide any information pertinent to the water quality impact of the development. A request for a waiver shall be heard by the Teton County Planning and Zoning Commission at the next available Commission meeting. The Commission, after feedback from the County's technical representative and public hearing, shall recommend to the Board of County Commissioners approval or denial of the waiver request based on presented materials. The Commission and/or the Board shall have the opportunity to consult with a Qualified Professional(s) (including IDEQ) regarding the waiver request. The Board shall approve the request if it determines that completion of a NP Analysis would not provide any information pertinent to the water quality impact of the development.
7. Minimum Review Recompense and Total Cost:
- a. When a NP Analysis is required by IDEQ, EIPH, or Teton County, a NP Analysis minimum review recompense shall be paid by the applicant to Teton County. (See Teton County Planning and Zoning Fees and Charges Schedule.)
- E. Section Format for the Property Development Plan
- If required, this section of the Property Development Plan should include the following:
1. A NP Analysis meeting the criteria identified in Div. 13.3.10.D.5.

13.3.10. Public Service/Fiscal Impact Analysis

	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Public Services/ Fiscal Impact Analysis	--	--	P	--	--	--	--	P
Key: R = Required P = Possibly Required -- = Not Required								

A. Areas Applicability

This Division applies to all land found in Teton County.

B. Scale/Scope of Development Requiring Applicability

If a proposed development is creating more than ten (10) lots, the following provisions are applicable.

If a Conditional Use Permit is being applied for and there is sufficient concern that there may be impacts on the County Provided services, the Administrator may request a Public Service/ Fiscal Impact Analysis.

C. Intent

The intent of this Division is to ensure that development is not placing a greater burden on the taxpayers of Teton County than can be offset through improved property values.

D. Standards

Due to the impact that a development may have on public facilities, utilities, services, and finances, the applicant for a proposed subdivision containing more than ten (10) lots or a Conditional Use Permit as identified in Div. 13.3.10.B, shall submit a public service/fiscal impact analysis containing the following information with the Property Development Plan:

1. Identification of Affected Public Services and Facilities
 - a. The analysis shall identify all public services and facilities that would be provided to or be available to the development, including

public road construction and maintenance, schools, fire protection, police protection, central water, central sewer, parks and open space, libraries, recreation, maintenance, solid waste collection, and/or hospitals.

2. Impact Analysis

- a. An analysis of the impact the development will have on those public services or facilities identified in Div. 13.3.10.D.1.a., using an Average Cost Methodology. The analysis shall identify whether existing public service and facilities provided to or available to the development have adequate capacity to meet any increased demands created by the development.
- b. Where the service or facility is provided by an entity other than the County (i.e., the school district, Teton County Fire Protection District, or a public or private utility) the applicant shall submit a letter from that entity confirming whether the facility or service has adequate capacity available to serve the proposed development, and if not, what changes or improvements would be required to provide that capacity.

3. Estimate of Tax Revenue

- a. An estimate of the tax revenue that will be generated from the proposed development starting at the beginning of development and lasting 20 years shall be provided. The estimate shall be prepared in one (1) year increments and shall be consistent with any phasing plan provided with the application.

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4. Mitigation or Financing

- a. Suggested means of providing or financing needed improvements or expansions to the services and facilities identified above if adequate capacity is not available or the cost of providing the public services and facilities would not be offset by tax revenue received from the development.
- b. Where the service or facility is provided by an entity other than the County that will not receive direct tax revenues as a result of the proposed development, the analysis shall separately address mitigation or financing of needed improvements or expansions to the services and facilities they provide.

5. Potential Additional School Children

- a. An analysis of potential additional school children resident in the proposed development is also required. The analysis should indicate the potential yield of school children based on the experience with part-time and full-time resident demographics from other, similar developments in the County.
- b. The schools analysis shall identify which schools the potential new students would attend, document current capacity for additional students in each of those schools, based on information from the school district.
- c. If the existing schools do not have adequate capacity to accommodate the anticipated additional students from the proposed development, the analysis shall identify steps that the applicant proposes to take to participate in the mitigation of impacts.

E. Section Format for the Property Development Plan

If required, this section of the Property Development Plan should include

1. A Public Service/Fiscal Impact Analysis addressing all of the issues in Div. 13.3.10.D .

13.3.11. Traffic Impact Analysis PZC Public Review Draft - August 2016

	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Traffic Impact Analysis	--	--	P	--	--	--	--	P
Key: R = Required P = Possibly Required -- = Not Required								

A. Areas Applicability

This division applies to all land found in Teton County.

B. Scale/Scope of Development Requiring Applicability

If a proposed development is creating more than ten (10) lots, the following provisions are applicable. A Traffic Impact Analysis (TIA) may also be required if the Public Works Director, the Commission, or the Board think that the condition of one or more of the roads that would provide access between the proposed development and the nearest State Highway is so poor that traffic from ten (10) or fewer lots or dwelling units could create public safety risks or interfere with the efficient flow of traffic.

If a Conditional Use Permit is being applied for and there is sufficient concern on existing roads, accesses, and intersections, the Teton County Public Works Director may request a Traffic Impact Analysis (TIA).

C. Intent

The intent of this Division is to ensure that development is not placing a greater burden on the taxpayers of Teton County through increased traffic and wear on the roads that cannot be offset with improvements and improved property values.

D. Standards

Due to the impact that a development may have on traffic levels, congestion levels, and levels of service on roads, the applicant for the proposed development shall submit a traffic impact analysis prepared by a professional engineer.

Each required traffic impact study shall meet the following standards:

1. The analysis shall be based on traffic generation estimates of the Institute of Transportation Engineers Trip Generation Manual or any successor publication.
2. The analysis shall identify the current capacity of State Highways 31, 32, 33 and Ski Hill Road (whichever has the most direct access from the proposed development), expressed as a percentage of available peak hour design capacity on that road, and the additional peak hour design capacity of those roads that would be used by the proposed development. These calculations should be based on the existing levels of service on the road, as determined by the County Engineer. The traffic impact analysis should clearly identify any change in level of service (for example, from LOS A to LOS B) as a result of the proposed development and what steps the applicant needs to take to mitigate those impacts.
3. The analysis must take into account traffic from existing and future development that will access any of the same roads connecting the proposed development to any State Highway or Ski Hill Road. All data used in the TIA shall be

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consistent with any recent traffic counts on any of the access, county, or state roads involved, and any marketing materials prepared for the proposed development.

4. The analysis shall comply with those requirements contained in the document titled "Requirements for Transportation Impact Studies" prepared by the Teton County Engineer's Office, which is adopted by Teton County for this purpose.
5. Road Condition and Structure Study:
 - a. The analysis shall identify the existing condition of all paved and unpaved County roads that will be used by traffic to and from the development before it reaches State Highways 31, 32, 33 or Ski Hill Road, whether the anticipated level of traffic from the proposed development could cause traffic to exceed the safe design capacity of that road, whether any of those roads will require upgrades to remain within their safe design capacity, and how the costs of those upgrades will be paid or mitigated without cost to the County.

E. Section Format for the Property Development Plan

If required, this section of the Property Development Plan should include:

1. A Traffic Impact Analysis addressing all of the issues in Div. 13.3.11.D

13.3.12. Lighting Management Plan

	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Lighting Management Plan	--	R	R	--	--	--	--	R
Key: R = Required P = Possibly Required -- = Not Required								

A. Areas Applicability

This division applies to all land found in Teton County.

B. Scale/Scope of Development Requiring Applicability

Any new building permit in Teton County that contains outdoor lighting must meet these standards.

C. Intent

The intent of this Division is to ensure that development meets the standards found in Div. 11.4.

D. Standards

The specific standards for outdoor lighting are found in Div. 11.4

E. Section Format for the Property Development Plan

A plan identifying the location for all outdoor lighting fixtures, specifications of the lighting fixtures, and photometric data of the fixtures is required for this Section of the Property Development Plan.

13.3.13. Stormwater Management Plan

	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Stormwater Management Plan	R	R	R	--	--	--	R	R
Key: R = Required P = Possibly Required -- = Not Required								

A. Areas Applicability

This division applies to all land found in Teton County.

B. Scope of Development Requiring Applicability

All development in the County is required to meet the provisions of this Division.

C. Intent

The intent of this Division is to ensure that development can appropriately handle stormwater on site without impacting life, property, or neighboring property.

D. Standards

1. Stormwater design shall be completed using the Catalog of Stormwater Best Management Practices for Idaho Cities and Counties by Idaho Department of Environmental Quality. Pre-development and post-development peak stormwater flows will be calculated for a 2-year and 100-year design storm. Infrastructure must be designed for a 10-year storm. Both the rational method and NRCS TR55 method are deemed acceptable to calculate flow rates for drainage areas up to 10 acres in size. For drainage areas exceeding 10 acres, the NRCS TR55 method must be used. Stormwater runoff must maintain an 80% removal of suspended solids for the first 1/2" of rainfall.

2. Stormwater shall be detained and released at a rate not to exceed the release rate from the site under the existing (pre-developed) conditions for the 2-year and 10-year, 24 hour storm event. Detention/retention basins must be located in common ground that is not located in the floodway area. Detention/retention basins must also contain an overflow structure capable of passing a 100-year, 20 minute design storm.

3. No land disturbance activity shall result in the impounding of surface water on property other than the applicant's unless the applicant obtains easement or license for that purpose.

E. Section Format for the Property Development Plan

A plan identifying the items below is required:

1. Complete narrative describing site drainage, stormwater management objectives, and how the proposed stormwater management plan will meet the objectives and be implemented.
2. Drainage Plan
 - a. Plan drawn to scale, not smaller than 100 feet to the inch, showing the road(s) and lot layout or site plan.
 - b. Topography at 1 foot minimum contour intervals.
 - c. Show any existing wetlands.
 - d. Areas of grading and earth moving with erosion control plan.
 - e. Location of existing watercourses, canals, ditches, springs and culverts.

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- f. Location of any 1 % annual chance floodplain as designated by the Federal Emergency Management Agency (FEMA).
- g. The developer shall investigate the existing and proposed use of any irrigation ditch or canal within the project limits to determine if they are to be perpetuated. If the irrigation system is to be continued, the developer is responsible to contact the water right holders or canal company to obtain their requirements for protection of the irrigation system.
- h. The discharge of stormwater into irrigation ditches shall not be allowed without approval from the County. If an irrigation ditch is to be used as a stormwater receptor, secure an agreement from the Irrigation Ditch Company that the company will accept responsibility for receiving the water.
- i. A storm drainage plan showing water flow directions, inlets, outlets, catch basins, waterways, culverts, detention basins, orifice plates, outlets to off-site facilities and off-site drainage facilities planned to accommodate the project drainage. Drainage plans are to facilitate peak flow for the 25-year, 24-hour storm event. All detention and retention basins are to facilitate the 100-year, 24- hour storm event. Adequate spillway provisions must be provided to pass the stormwater in excess of the 100-year, 24-hour storm event.
- j. Public water shall not be discharged onto or through private property without the appropriate easement. An easement with the right of access shall be provided whenever conveyance systems are constructed in lands of private ownership. A minimum easement width of twenty feet centered on the drain is required. The width may be in excess of the minimum when situations require.
- k. In the event that proposed construction shall direct surface or stormwater runoff to properties or facilities owned and maintained by agents other than the property owner, written proof of permission, or approval from these agents must be provided prior to acceptance of drainage concepts.
- l. It is County policy and the developer's responsibility wherever attainable to restore, protect, and maintain the chemical, physical, and biological integrity of County and State waters and to restore their beneficial uses. To do so, drainage design shall address the treatment of surface and stormwater runoff, both wet-weather and dry-weather discharges.
- m. Prior to the beginning of construction on any development disturbing more than one acre, the developer or his/her representative must have a SWPPP in place and must file a Notice of Intent (NOI) with the EPA, in accordance with NPDES (National Pollutant Discharge Elimination System) requirements. The SWPPP will include provisions for reducing sediment discharges from the construction site and tracking of mud and dirt onto roadways. A copy of this plan and the NOI shall be provided to the County prior to any site grading or construction activities. The Idaho Department of Environmental Quality "Stormwater: Catalog of Stormwater BMPs for Idaho Cities and Counties, Volume 1 Appendix D" shall be used as a guidance document to meet the NPDES permit requirements.

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13.3.14. Access Management Plan

	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Access Management Plan	R	R	R	R	R	R	R	R
Key: R = Required P = Possibly Required -- = Not Required								

A. Areas Applicability

This Division applies to all land found in Teton County.

B. Scale/Scope of Development Requiring Applicability

Any proposed development that will be accessing public roads must comply with provisions of this Division .

C. Intent

The intent of this Division is to ensure that development can appropriately and safely access public roads.

D. Standards

1. New access points shall be spaced in accordance with the Local Highway Technical Assistance Council Manual for Use of Public Right of Way Standard Approach Policy.

E. Section Format for the Property Development Plan

If required, this Section of the Property Development Plan shall include a site plan identifying the items below:

1. Parcel ID Number:
Assessor's parcel number is REQUIRED;
2. Vicinity map of the property.
3. Subdivision name, if applicable.

4. Applicant:

Name, address, city and zip, daytime phone REQUIRED, and email of the agent, contractor, or owner who is submitting the application.

This will be the contact person for any questions concerning the application.

5. Owner:

Name and address of the person(s) who is the current owner of record.

6. Access Permit:

Indicate the permit number for county road or state highway access.

7. Requesting Access For:

Residential, commercial, recreational, industrial, or agricultural uses.

8. Requesting Access From:

Name of the public road the proposed or existing driveway accesses from.

9. Location of Access::

Indicate the side of the public road that the proposed access is on.

10. Flagged:

Yellow/black flagging will be provided and must be used to flag the proposed or existing driveway. NO EXCEPTIONS. The flagging should be tied on stakes at least two feet above ground on either side of the driveway/access road, and should be visible to the access inspector from his/her vehicle.

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11. Access is in conjunction with building/grading permit:

If yes, indicate permit number and type.
12. Multiple or abandoned driveways:

If yes, indicate locations on the site plan.
13. Number of existing structures:

Briefly describe structures and include their locations and dimensions on the site plan.
14. Property lines and corners
15. Previously approved access location(s)
16. Distance from the nearest property corner to the driveway access

13.3.15. Plat

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	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Plat	-	-	-	-	-	-	R	R
Key: R = Required P = Possibly Required -- = Not Required								

A. Applicability

This Division applies to all plats recorded in Teton County. This includes amendments to any previously recorded plat and short plats.

B. Intent

The intent of this Division is to ensure that all submitted plats meet the basic standards of Teton County and the State of Idaho.

C. Standards

The standards for a Plat in the State of Idaho can be found in Idaho State Code 50-13. Idaho State Code 50-1304 identifies the specific elements and requirements for plats. Teton County requires the following to be included on a Plat:

1. Vicinity Map, Date of survey, and North Arrow
2. Map scale adequate to depict all adjusted lots (show Bar Scale)
3. Legend with a description for all line weights and symbols used
4. All bearings and distances for all property lines. Include Basis of Bearing and CP&F Reference
5. All known easements shown with their instrument numbers
6. All existing physical access points shown (check aerial photos)
7. Legal access points shown or possibility for future County Road access permits established
8. Property Descriptions – the new legal descriptions for each parcel

9. Surveyor's Certification – Signature block with statement

10. County Treasurer's Certification

11. County Assessor's Certification

12. Eastern Idaho Public Health Certification

13. Teton County Planning & Zoning Commission Chair Certification

14. Teton County Board of County Commissioners Chair Certification

15. Planning Administrator – Signature block with approval statement

16. Fire Marshal – Signature block with approval statement

17. Certificate of Survey Review – Signature block with approval statement

18. Owner's Certificate – Signature block with approval statement. MUST BE NOTARIZED

19. Recorder's Certificate

20. Certificate of Acceptance of Mortgagee, if applicable. MUST BE NOTARIZED

Prior to submitting a plat, the applicant is responsible for gathering the above mentioned signatures.

When submitting a plat to Teton County, there needs to be two (2) mylar copies and one paper copy.

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13.3.16. Land Partitioning Survey

	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Land Partitioning Survey	--	--	--	R	R	R	--	--
Key: R = Required P = Possibly Required -- = Not Required								

A. Applicability

This Division applies to all land partitioning surveys recorded in Teton County that create new parcels, adjust the boundaries of any unplatted parcel, or define an area that is to be rezoned.

B. Intent

The intent of this Division is to ensure that all submitted surveys meet the basic standards of Teton County and the State of Idaho. A Land Partitioning Survey does not create building rights. An approved subdivision process in Article 14 may create building rights.

C. Standards

The standards for a land partitioning survey in the State of Idaho can be found in Idaho State Code 31-27. Teton County requires the items below for surveys used for a One Time Only Division, Land Division, or Boundary Line adjustment.

1. Vicinity Map, Date of survey, and North Arrow
2. Map scale adequate to depict all adjusted lots (show Bar Scale)
3. Legend with a description for all line weights and symbols used
4. Zoning District of property
5. All bearings and distances for all property lines. Include Basis of Bearing and CP&F Reference
6. All known easements shown with their instrument numbers
7. All existing physical access points shown (check aerial photos)

8. Legal access points shown or possibility for future County Road access permits established
9. Property Descriptions – the new legal descriptions for each parcel
10. Surveyor's Certification – Signature block with statement
11. Planning Administrator – Signature block with approval statement
12. Fire Marshal – Signature block with approval statement
13. Certificate of Survey Review – Signature block with approval statement
14. Owner's Certificate – Signature block with approval statement. MUST BE NOTARIZED
15. Recorder's Certificate
16. Certificate of Acceptance of Mortgagee, if applicable. MUST BE NOTARIZED

Prior to submitting a land partitioning survey, the applicant is responsible for gathering the above mentioned signatures.

Two (2) mylar copies and one paper copy are required, after the survey review is complete, when submitting a survey for a One Time Only, Land Division, or Boundary Line Adjustment.

13.3.17. Deed

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	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Deed	R	R	R	R	R	R	R	R
Key: R = Required P = Possibly Required -- = Not Required								

A. Applicability

This Division applies to all applications to Teton County for land use related applications.

B. Intent

Most Recent Recorded Deed for the Property: The intent of requiring this deed with applications is to ensure that the applicant or current representative has legal ownership of the property in question.

Pre-Recorded Deeds: These deeds are draft, working deeds. The intent of requiring these deeds is to ensure the legal descriptions of the parcels being proposed are properly described before being approved and recorded.

C. Standards

Most Recent Recorded Deed for the Property: The applicant is responsible for providing a deed(s) that provide the proper description of the land in question and showing legal ownership in their name. If the property is not in their name, they will need to have the current property owner complete and notarize the "Affidavit of Legal Interest & Letter of Authorization" available online or at the Planning Department.

For One Time Only and Land Divisions, Pre-Recorded Deeds are required to be submitted with the survey, for review.

13.3.18. Geotechnical Analysis PZC Public Review Draft - August 2016

	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Geotechnical Analysis	P	P	--	--	--	--	--	P
Key: R = Required P = Possibly Required -- = Not Required								

A. Areas Applicability

This Division applies to all land found in Teton County.

B. Scale/Scope of Development Requiring Applicability

If the following project cost and complexity criteria exist, a Geotechnical Analysis shall be required:

1. Cost Criteria

a. Earthwork

Soil or rock cuts or fills greater than \$1,000,000 where (a) the maximum height of cut or fill exceeds 15 meters (50 feet), or (b) the cuts or fills are located in topography and/or geological units with known stability problems.

b. Soil and Rock Instability Corrections

Cut greater than \$500,000, fill or natural slopes which are presently or potentially unstable.

c. Retaining Walls (geotechnical aspects)

Greater than \$250,000, maximum height at any point along the length exceeds 9 meters (30 feet). Consideration of bidding cost-effective alternatives and geotechnical aspects (bearing capacity, settlement, overturning, sliding, etc.) are of prime concern. Structural design and footings are beyond the scope of these reviews.

2. Unusual Geotechnical Features

a. Geotechnical Analyses and supporting data for all projects containing unusual geotechnical features should be submitted to Teton County for review.

b. An unusual geotechnical project feature is any geotechnical feature involving:

- i. Difficult or unusual problems, e.g. embankment construction on a weak and compressible foundation material (difficult) or fills constructed using degradable shale (unusual);
- ii. New or complex designs, e.g. geotextile soil reinforcement, permanent ground anchors, wick drains, ground improvement technologies; and
- iii. Questionable design methods, e.g. experimental retaining wall systems, pile foundations where dense soils exists

C. Intent

The intent of this Division is to identify any geologic hazards or soil conditions which may cause injury to persons or injury or damage to improvements which may be constructed, such as buildings, water and sewer lines, and streets.

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D. Section Format for the Property Development Plan

The Geotechnical Analysis shall be, stamped by a licensed geotechnical engineer in the State of Idaho. It shall give soil profiles, bearing strengths of soils, a design for building of road bases, and any other important and pertinent items discovered during the investigation.

The Analysis shall contain:

1. Summary of all subsurface exploration data, including subsurface soil profile, exploration logs, laboratory or in situ test results, and ground water information;
2. Interpretation and analysis of the subsurface data;
3. Specific engineering recommendations for design;
4. Discussion of conditions for solution of anticipated problems; and
5. Recommended geotechnical special provisions.

13.3.19. Parking Plan

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	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Parking Plan	--	P	R	--	--	--	R	P
Key: R = Required P = Possibly Required -- = Not Required								

A. Areas Applicability

This Division applies to all land found in Teton County.

B. Scale/Scope of Development Requiring Applicability

This Division applies to all development in Teton County in Teton County.

C. Intent

The intent of this Division is to ensure that adequate parking is provided for each development, and the standards found in Div. 11.1 are met.

D. Standards

Parking standards are found in Division 11.1

E. Section Format for the Property Development Plan

A parking plan shall be submitted that identifies the following:

1. Parking stall layout
2. Driveway layout
3. Drainage
4. Subgrade preparation
5. Construction plans (pavement structure, sealants, base structure)
6. Curb & Gutter Plans
7. Loading/Unloading areas
8. Bicycle Parking
9. Maintenance plan

For Residential Building Permit applications, Parking Plan requirements may be shown on the Site Plan instead of included as a separate section of the PDP.

13.3.20. Fire Protection Plan **PZC Public Review Draft - August 2016**

	Site Disturbance: Driveway, Grading, etc.	Building Permit or Variance	Conditional Use Permit	Rezone	One Time Only Division	Land Division	Short Plat	Full Plat
Fire Protection Plan	--	R	R	--	--	R	R	R
Key: R = Required P = Possibly Required -- = Not Required								

A. Areas Applicability

This Division applies to all land found in Teton County.

B. Scale/Scope of Development Requiring Applicability

This Division applies to all development in Teton County.

C. Intent

The intent of this Division is to ensure that all development in Teton County meets the International Fire Code as well as other standards required by the Teton County Fire Protection District, Resolution for Subdivisions Number 3, adopted on 22 February 2005, as amended. (April 22, 2008).

D. Standards

Fire Protection standards can be found in the International Fire Code as adopted by the State of Idaho and the most recently adopted/amended Teton County Fire Protection District, Fire Protection Resolution for Subdivisions.

Per the Teton County Fire Protection District, Fire Protection Resolution for Subdivisions, any development creating 3 or more lots/parcels shall provide an approved water source or enter an agreement for a shared water access within 1 mile of driving distance. This provision applies to all Land Divisions, Short Plats, and Full Plats

E. Section Format for the Property Development Plan

A fire protection plan shall be submitted that identifies the following:

1. Road layout (including grade, curve, and turnout specifications)
2. Driveway layout (including grade, curve, and turnout specifications)
3. Distance from structures to fire protection water supply
4. Fire pond/hydrant construction plans
5. Fire protection easements
6. Fire protection system maintenance provisions
7. Maintenance plan, fire protection covenants, and/or fire protection agreements
8. Letter of notification indicating the intent to be considered for reimbursement of a portion of the costs of the fire protection improvements required by this ordinance, that may be utilized by future development.

For Residential Building Permit applications, Fire Protection Plan requirements may be shown on the Site Plan instead of included as a separate section of the PDP.