

Timeline for Adopting a new Land Use Development Code

AUG Public Outreach

Keep an eye out for ads & info about the Draft Code! Check out our websites, ask the Planning Dept. questions, submit written comments, and help spread the word that the process has started!

Planned Open House Dates:
 9/7/2016 at 6pm and 8pm
 9/8/2016 at 6pm and 8pm
 Location: Teton County Courthouse

SEP Planning Commission Hearings

SEP

The Planning Commission will hold public hearings to hear public comments, review the draft code, and make a recommendation. Written public comment will be accepted through 9/20. Oral public comment at this hearing on 9/20 is welcome.

OCT Board Meetings

OCT

The Board of County Commissioners will review the Planning Commission's Recommended Code at a series of public meetings. The Board may hear public comment, discuss the recommended code, and make revisions to the recommended code.

BoCC Planned Meeting Dates:
 10/10/2016 & 10/24/2016
 (public comment & discussion)

NOV Board Meetings

NOV

The Board will continue reviewing the recommended code in November before noticing for a public hearing to consider adopting a new code. Public comment will continue to be accepted.

DEC Adopt a New Code

DEC

After the Board has reviewed the Recommended Code and made any needed revisions, they will hold a public hearing to consider adopting a new Land Use Development Code. December is the earliest this could happen.

BoCC Planned Meeting Date:
 12/12/2016 (public comment, discussion, & decision)



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 Planning Department
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Teton County, Idaho Land Use Development Code Update

What You Need to Know

Why is the Code being Updated?

From 2010-2012, Teton County went through an extensive rewrite of the County's Comprehensive Plan. The rewrite presented a clearer understanding of the goals, desired policies, and the character of Teton County after the development boom in the mid-2000s. This new Comprehensive Plan created a need to update the County's Land Use Codes (Subdivision and Zoning) because Idaho's Local Land Use Planning Law (§67-65) specifies that county zoning ordinances, subdivision regulations, and official zoning map must not be "in conflict with the policies of the adopted comprehensive plan" (§67-6511-c).

How does the Draft Code get approved?

The Planning & Zoning Commission has a Draft Code that is ready to be reviewed. To start the approval process, they must hold a public hearing on the Draft Code, get public input, revise as needed, then make a recommendation to the Board of County Commissioners. The Board of County Commissioners can hold public meetings to review the recommended code and make revisions as needed. After material changes are made, the Board has to hold a public hearing, get public input, make revisions as needed, then approve the code. The Board has to pass a Resolution to officially adopt the code.

What parts of the code are being updated?

Zoning Districts

Currently, most of Teton County is zoned A-2.5 or A-20. One of the biggest differences between the current code and the Draft Code is the change in Zoning Districts. The new residential districts include Rural Agriculture, Lowland Agriculture, Foothills, and Agricultural Rural Neighborhood. These new zoning districts are based on the character of the land, identify priority open space areas unique to each district, and identify ways that development should be designed to reflect the character of each zoning district. Unfold this brochure to see the proposed zoning map.

Land Split Options

The Draft Code is providing new options to split your land. The One Time Only land split is still available. There is also a Land Division option, which allows you to create up to 4 lots total. The subdivision process has been split into two processes: a Short Plat option, which allows you to create up to 5 lots total, and a Full Plat option, which allows you to create larger subdivisions. The Land Division option does not require the dedication of a public right-of-way or the extension of utilities.

Density & Minimum Lot Size

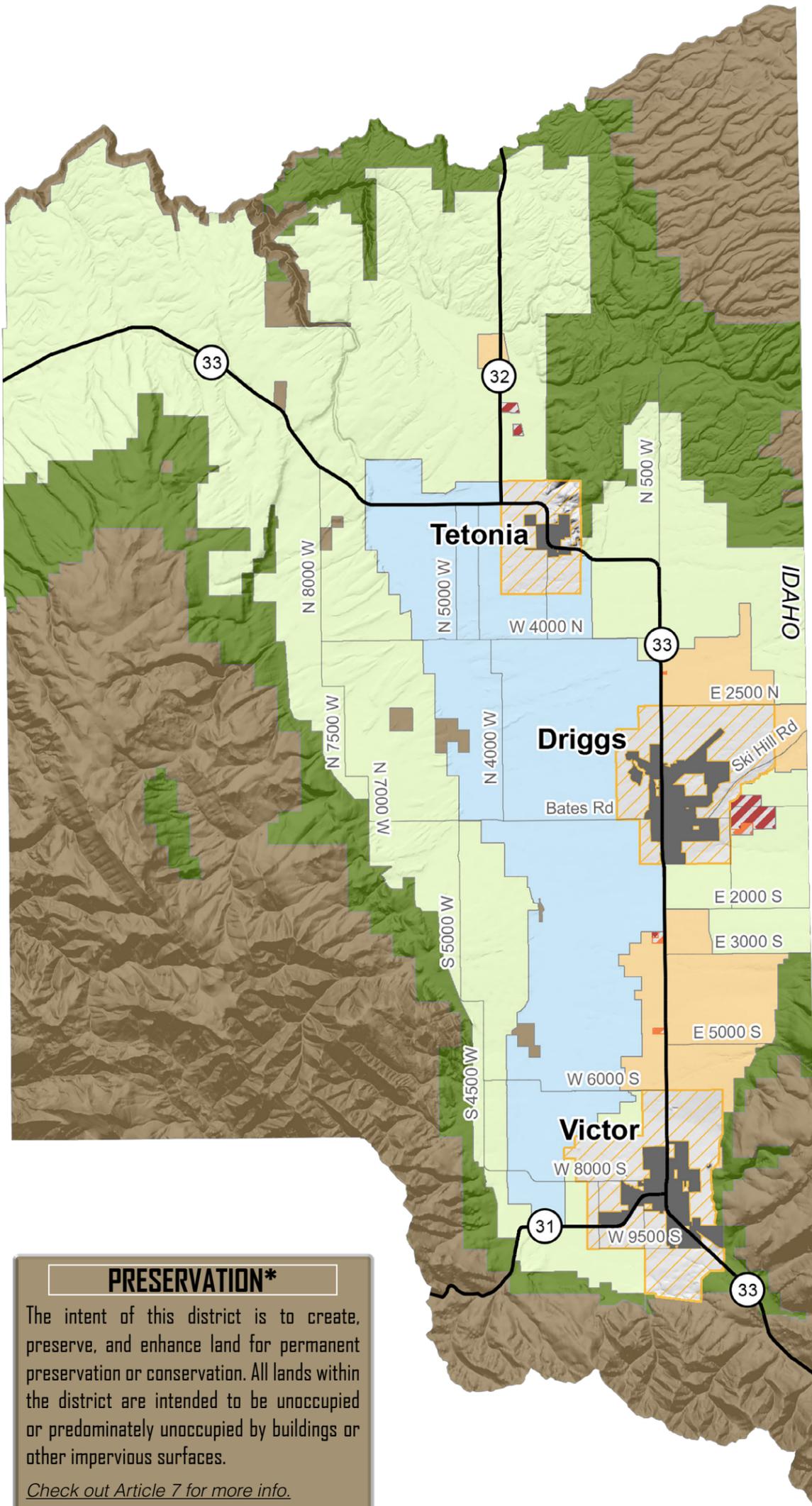
In the Draft Code, density and minimum lot size are treated differently. If your property is in one of the Rural Zoning Districts (i.e. Rural Agriculture, Lowland Agriculture, or Foothills), the maximum density may be 1 lot per 10 acres, but 75% open space must be provided. If you have 100 acres, you would be eligible for 10 lots with 75 acres dedicated as open space. This means you would have 25 acres to create 10 lots, and those lots could range in size as long as none of them are smaller than 1 acre.

The Draft Code also provides three different density options for the Short Plat and Full Plat processes. This means you can choose how many lots you're eligible for based on how much open space you want to provide. For example, if you don't want to provide 75% open space, you could provide 25% open space, but your maximum density would only be 1 lot per 30 acres.

Open Space

The Draft Code requires open space with the Short Plat and Full Plat processes. Your zoning district will determine what your open space will be (i.e. agricultural land, steep slopes, wildlife habitat, wetlands and floodplain, etc.). You can also choose how much open space you want to provide (25%, 50%, 75% in Rural Districts or 20%, 40%, 60% in Agricultural Rural Neighborhood). As more open space is provided, the density allowed is increased.

Teton County, Idaho | Proposed Zoning Map



FOOTHILLS

Key assets of the FH district include:

- Access to public lands
- Steep slopes
- Native vegetation and critical wildlife habitat

Development in this district must be designed to:

- Protect homes from wildfire risk
- Protect steep slopes
- Protect native vegetation and critical wildlife habitat
- Maintain public access
- Minimize disturbance, soil erosion, & visual impacts from road cuts

Check out Article 3 for more info.

RURAL AGRICULTURE

Key assets of the RA district include:

- Large-scale farming on productive land
- Low density development
- Native vegetation and critical wildlife habitat

Development in this district must be designed to:

- Keep land in agricultural production or the Federal CRP
- Cluster housing to preserve agriculture and open space
- Maintain corridors for views and wildlife
- Protect native vegetation and critical wildlife habitat

Check out Article 3 for more info.

AGRICULTURAL RURAL NEIGHBORHOOD

Key assets of the ARN district include:

- Small and large-scale farming on productive land
- Native vegetation and critical wildlife habitat
- Proximity to County and city services

Development in this district must be designed to:

- Keep land in agricultural production or the federal CRP
- Cluster housing to preserve open space
- Protect native vegetation and critical wildlife habitat

Check out Article 3 for more info.

LOWLAND AGRICULTURE

Key assets of the LA district include:

- Wetlands and floodplains
- High ground water table
- Agriculture
- Native vegetation and critical wildlife habitat

Development in this district must be designed to:

- Maintain undeveloped floodplains
- Protect homes from the risk of flooding
- Protect water quality from the impacts of development
- Keep land in agricultural production or the Federal CRP
- Protect native vegetation and critical wildlife habitat

Check out Article 3 for more info.

PRESERVATION*

The intent of this district is to create, preserve, and enhance land for permanent preservation or conservation. All lands within the district are intended to be unoccupied or predominately unoccupied by buildings or other impervious surfaces.

Check out Article 7 for more info.

LIGHT INDUSTRIAL

The intent of this district to accommodate manufacturing and light industrial uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas.

Check out Article 6 for more info.

HEAVY INDUSTRIAL

The intent of this district is to accommodate a broad range of high-impact manufacturing or industrial uses, that by their nature, create a nuisance and which are not properly associated with or are not compatible with nearby residential or commercial uses.

Check out Article 6 for more info.

*The Preservation Zoning District is currently only mapped to include public lands.