



FROM: Planning Staff, Jason Boal
TO: Teton County Planning & Zoning Commission
RE: Next step, Outline of the New Land Use Ordinance
DATE: April 21, 2014

Step # 4. Outline of new Land Use Code (*May-June 2014*) The organization, implementation tools and format of the new Code will be determined, based on a review of similar models and the findings from the previous phases. An outline will be prepared that includes:

- **An overview of the organization of the Code**
- **Descriptions of all zoning districts**
- **Recommendations for revisions to related ordinances (subdivision, urban design, etc.)**
- **Examples of what outcomes are desired from the Code that highlight the action items from the Comprehensive Plan**

The Revised Land Use Code Outline is the second report to be produced by The Teton County Planning and Zoning Commission and Planning Department. The outline will summarize the proposed organization, content and format of the revised Land Use Code. It will cross reference the existing code, Comprehensive Plan as well as identifying issues that will need to be addressed. The Outline will keep some of the concepts in the existing code, but clarify the language. The new ideas that are added will need to be further constructed as we continue through the revision process. They are not finalized at this point. The Outline is not a final document. It is a document that will be utilized for public comment. Many revisions will take place prior to the adoption of the final Land Use Code.

This document is a much more technical document. It is proposed that Teton County Planning Department takes the lead on this portion of the process. This will allow the Planning Department to draft the organization, technical information, cross references, and case studies, while the Planning and Zoning Commission will review the document, propose modifications and present new or missing concepts.

The list of proposed Zoning Districts is based on a) the 2012 Comprehensive Plan and b) the existing Zoning Ordinance. These zones are designated as a response to the goals and policies of each of these documents. There is a necessity to provide a continuance of existing uses while

looking forward toward to new goals and policies for new development. These new districts are intended to find a balance between the existing uses while fostering new development types.

I would like to suggest that we move forward with the assumption of using existing densities, while recognizing that we will need to finalize these densities at the conclusion of the "Outline phase". This will allow me to draft the outline and provide case studies of certain zones. These case studies can then be used in the discussion about densities. By providing specific examples there can be a more substantive conversation about densities, as opposed relying on antidotal examples.