

Flexible Farm PUD

- A. Purpose: It is the purpose of this section to maintain the rural character of Teton Valley by creating lower density than otherwise allowed through an optional subdivision process.
- B. Intent:
 - 1. To provide an expedited process for development with average densities lower than those allowed by underlying zoning;
 - 2. To allow splits of land that create lots smaller than the minimum lot size while creating large tracts of open space;
 - 3. To allow farmers, or other owners of land in active production or land otherwise valuable as open space, a way to subdivide their land while retaining low-density development commensurate with the rural areas of Teton Valley; and
 - 4. To provide a simpler process in exchange for lower density and open space assurances.
- C. Criteria for approval:
 - 1. The parcel, or contiguous parcels, of land shall not be part of an existing subdivision.
 - 2. The parcel(s) of land shall be at least 40-acres.
 - 3. The parcel(s) shall be in an A-20 zone.
 - 4. One lot shall be allowed for each 40 acres of the parcel(s), up to 8 lots.
 - 5. The lots shall not be smaller than one acre nor bigger than ten acres.
 - 6. The lots shall be located in such a way that protects wildlife habitat and/or avoids special flood hazard areas and wetlands. No new studies will be required except as outlined in Title 12 of the Teton County Code or to determine the exact location of resources on a particular piece of property for building site placement. The officially recognized Wildlife Habitat Overlay, FIRM and Wetland delineation will be used as the default.
 - 7. The lots shall be clustered and located in such a way that a large tract of meaningful open space is created that is conducive to agriculture.
 - 8. The remainder of the property that is not set aside as a one to ten acre lot for a dwelling unit shall be dedicated as open space.
 - 9. All lots shall have legal access.
 - 10. The PUD shall be approved by the fire marshal and in cases of three or more lots will need a fire protection system.
- D. Process for Approval:
 - 1. There shall be a two-part approval process.
 - i. Pre-application conference
 - ii. Concept- Administrative Approval
 - 1. All application materials shall be submitted to the planning department. When the application is determined complete, the planning administrator or a designee will review the application. Within 120 days of receiving a complete application, the planning administrator shall

make a determination to deny the concept application or approve the concept and move to the next stage of the process.

- iii. Optional Preliminary- If the applicant would like to meet with the Board of County Commissioners at a public meeting to discuss the application, it may be placed on a public meeting agenda for discussion. The Board shall make comments and air concerns or criteria for approval at this point, before the applicant produces final engineering documents.
- iv. Final Approval- Public Hearing with the BOCC after all required noticing
 1. Final Application: After the final application is determined complete by the planning department, the application will be scheduled for the next Board Public Hearing.
 2. Application Documents:
 - a. Engineered Drawings for all improvements
 - b. Development Agreement
 - c. CC&Rs
 - d. Final Plat including all items outlined in Section 9-3-2-D
 - e. All design standards outlined in Chapter 4 of Title 9 shall be met
 3. The Applicant shall have 18 months to be approved or denied after a complete application submittal.
2. The final, record plat shall not be recorded, and therefore, lots may not be sold, before all infrastructure is complete and approved by all County officials.