

Large Lot Subdivision

- 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 expedite the process of creating lots larger than otherwise allowed;
 - 2. To allow land owners, an expedited way to subdivide their land while retaining low-density development commensurate with the rural areas of Teton Valley; and
- 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. All lots created by this process shall be 40 acres or larger.
 - 5. 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.
 - 6. Building envelopes shall be required for parcels located in the Wildlife Habitat Overlay, Wetlands delineation or a FIRM. In these cases, building envelopes shall be located in such a way that minimizes the impacts on natural resources.
 - 7. All lots shall have legal access.
 - 8. The subdivision 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 required 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 final 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.

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