



**AN AMENDMENT TO TITLE 8
STORAGE YARDS AND JUNKYARDS**
Planner: Curt Moore & Angie Rutherford
Staff Report Prepared March 21 for the Board of County
Commissioners Public Hearing of April 11, 2013

APPLICANT: Teton County Planning Department

APPLICABLE CODE: Title 8, Teton County Zoning Ordinance, as revised 05-12-2011

REQUESTS TO AMEND THE TEXT OF TITLE 8, ZONING ORDINANCES, RELATED TO STORAGE YARD AND JUNKYARD LAND USES:

1. **Requested Amendment #1:** Remove duplicate definitions “Storage Yard” from Section 8-2-1.

2. **Requested Amendment #2:** Add a revised land use definition for “Storage Yard” to Section 8-4-2, Land Use Schedule Definitions.
STORAGE YARD. The long-term outside storage of certain materials or equipment in the same location for a time period of longer than nine months. Items used in a bona fide agricultural operation are excluded from this definition. Materials stored in a storage yard often include, but are not limited to, the following: 1) useable and/or inoperable equipment or material that is not directly associated with the upkeep of the property or residence; or 2) merchandise; or 3) three or more unlicensed highway vehicles; or 4) any combination of two or more inoperable off-road or over snow vehicles.

3. **Requested Amendment #3:** In Section 8-2-1, General Definitions, replace the existing definition for “Junk” with the suggested revised definition that exempts agriculture-related items and now includes uninhabitable mobile homes.
JUNK means old or discarded scrap copper, brass, iron, steel or other metals, or materials including but not limited to tires, household appliances, furniture, rope, rags, batteries, glass, rubber debris, waste, trash, construction debris, plumbing fixtures, or any discarded, dismantled, wrecked, scrapped, or ruined motor vehicle or uninhabitable mobile home or parts thereof. Any of the above items used in a bona fide agricultural operation are excluded from this definition.

4. **Requested Amendment #4:** Add new definitions for “Junkyards” into Section 8-4-2, Land Use Schedule Definitions.
JUNKYARD-COMMERCIAL: Includes salvage yards or vehicle graveyards, and any place of outdoor storage or deposit that is maintained, operated or used in connection with a business for storing, keeping, processing, buying or selling junk or as a scrap metal-processing facility. It does not mean a repair garage or impound yard where wrecked, ticketed, abandoned, or disabled motor vehicles are stored for less than 90 days. The term does not include a regulated private garbage

dump or a sanitary landfill that is in compliance with any applicable state regulation.

JUNKYARD-NON-CONFORMING: Any place of outdoor storage or deposit which presently is, or has been previously developed as a location used for the storing or keeping of junk. These locations are on properties not zoned for commercial or manufacturing uses and no County land use permit has ever been issued in connection with the junk storage. The junk materials may or may not have been the subject of commercial activity. In addition to miscellaneous junk materials, a small scale, non-conforming junkyard may have storage of four or more junk motor vehicles that are visible from any portion of a public highway, private subdivision road, or abutting residential structure.

5. **Requested Amendment #5:** Place the new land use terms and district use designations for “Storage Yard,” “Commercial Junkyard,” and “Non-conforming Junkyard” into Section 8-4-1, Table 1, Land Use Matrix.
 - *Commercial Junkyards* - CUP in the A-20 District.
 - *Non-conforming Junkyard* not permitted as a new land use application in any zoning district.
 - *Storage Yard* - CUP in the A-2.5 District; PC in the A-20, C-1, C-2, C-3 and M-1 Districts.
6. **Requested Amendment #6:** Add “Storage Yard” to Table 8-6-2, Standard PC Conditions; place “x” marks to require buffer, screening, and outside storage conditions.
7. **Requested Amendment #7:** Add a new section about conditions for administratively permitting storage yards in Section 8-6-2-B, Permitted with Conditions-Storage Yard.

APPLICABILITY: All new and revised definitions would apply county-wide; the specific land uses restrictions for each use, in each zoning district, are shown in the Land Use Matrix.

DESCRIPTION AND FINDINGS FOR EACH TEXT AMENDMENT REQUEST:

#1 **Requested Amendment**: Remove both of the duplicate definitions “Storage Yard” from Section 8-2-1, General Definitions.

Findings of Fact: This is not the correct section for definitions of a particular land use category to be placed. The General Definitions section is meant to define words used throughout Title 8 and not meant to contain all the hundreds of separate definitions for individual land uses. The section of code that focuses on the precise definition of each particular land use is Section 8-4-2 Land Use Schedule. The particular land use, “Storage Yard,” is not included in this section even though it was in the General Definitions section.

STAFF RECOMMENDATION: Make a distinct motion under the general motion’s verbiage to delete both definitions of “Storage Yard” from Section 8-2-1 and move the definition of “Storage Yard” to Section 8-4-2.

STANDARD
SPECIFICATIONS:

The specifications as specified in this title or as officially adopted by the county.

~~STORAGE YARD: The keeping of junk material, merchandise or vehicles in the same location for an extended period of time.~~

STREET:

A public street of not less than 50 feet in width with a 24 foot wide road surface that may or may not have been dedicated or deeded to the public for public use. Within the county, street designations apply within subdivisions and classifications shall not be classified as a road under the definition of this or any other ordinance of the county. Street classifications are as follows:

Cul-de-Sac: A minor street with a turnaround space at its terminus.

Frontage Street: A collector street, parallel to and adjacent to, a county road that provides access to abutting properties and shall have a designated right of way of 50 feet.

Loop: A minor or collector street with both terminal points on the same street or road of origin. The minimum right of way shall be determined by the classification of the street.

Minor Street: A street that carries traffic to a collector street or road system and shall have a designated right of way width of 50 feet.

Partial Street: A dedicated right of way providing only a portion of the required street width.

Private Street: A street that serves a single (1) residence or owner that has not been dedicated or deeded to the public, however, it may be open for public use. These streets are not maintained by any public entity, but shall have a minimum right of way of 30 feet with 20 feet of drivable surface; more right of way may be required depending on the use and location.

STATE:

The State of Idaho.

~~STORAGE YARD: The keeping of junk material, merchandise or vehicles in the same location for an extended period of time.~~

#2 Requested Amendment: Add a definition for “Storage Yard” to Section 8-4-2 Land Use Schedule Definitions. Use the revised version listed below.

Findings of Fact: This is the correct section where this type of land use definition belongs. The present “Storage Yard” definition references “junk” and the proposed revised definition would eliminate this word and, therefore, further differentiate the characteristics of a use that would be considered a storage yard (vs. another use such as a junkyard). The Planning and Zoning Commission deliberated at the public hearing in February and directed that “three” inoperable vehicles be used instead of two.

STAFF RECOMMENDATION: Make a motion to approve the revised definition of “Storage Yard” as follows:

STORAGE YARD. The long-term outside storage of certain materials or equipment in the same location for a time period of longer than nine months. Items used in a bona fide agricultural operation are excluded from this definition. Materials stored in a storage yard often include, but are not limited to, the following: 1) useable and/or inoperable equipment or material that is not directly associated with the upkeep of the property or residence; or 2) merchandise; or 3) three or more unlicensed highway vehicles; or 4) any combination of two or more inoperable off-road or over snow vehicles.

8-4-2

SHEET METAL FABRICATION:	An establishment engaged primarily in the on-site production of sheet metal fabrication, roofing products and signs within an enclosed structure.
STORAGE FACILITY:	A building or premises in which goods, merchandise or equipment are stored for eventual distribution.
STORAGE UNITS:	A structure containing separate individual and private storage spaces of varying sizes, owned leased/rented on individual leases for varying periods of time. The following uses are prohibited: residential, commercial, wholesale or retail sales, or garage sales; the servicing, repairing or fabrication of motor vehicles, boat trailers, lawn mowers, appliances or other similar equipment; operation of power tools, spray painting equipment, welding equipment, kilns, or other similar equipment; the establishment of transfer and storage business; and any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
STORAGE YARD:	The long-term outside storage of certain materials or equipment in the same location for a time period of longer than nine months. Items used in a bona fide agricultural operation are excluded from this definition. Materials stored in a storage yard often include, but are not limited to, the following: 1) useable and/or inoperable equipment or material that is not directly associated with the upkeep of the property or residence; or 2) merchandise; or 3) three or more unlicensed highway vehicles; or 4) any combination of two or more inoperable off-road or over snow vehicles.
STUDIO:	A workspace for an artist, artisan or craftsman, including persons engaged in the application, teaching, or performance of fine arts or crafts, that commonly include visual and performing art forms such as, but not limited to, drawing, painting, sculpture, vocal or instrumental music, dance, theater, photography, printmaking and writing. This use may include incidental sales to consumers of works produced on site.

#3 Requested Amendment: In Section 8-2-1, replace the existing definition of “junk” with the revised definition, which now includes “uninhabitable mobile homes”, as Commissioner Arnold suggested.

Here is the current definition in the existing ordinance:

JUNK: Old or scrap metal, rope, rags, batteries, paper trash, rubber, debris, waste, dismantled or wrecked vehicles and automobiles or parts thereof, iron steel and other old or scrap ferrous and nonferrous material.

Findings of Fact: Important distinctions in the new definition for junk will better define what it is and what it is not. The revised definition will also allow for certain items to be exempt; these include equipment or materials that have served or continue to serve a bona fide agricultural use. The purpose of this amendment is not to regulate the storage of farm and ranch equipment, either new or antique.

STAFF RECOMMENDATION: Make a motion to adopt the definition of junk as proposed below and add it to 8-2-1:

8-2-1

INDIRECT IMPACT: Those adverse effects caused by the proposed action and occurring later in time or farther removed in distance, but still reasonably foreseeable. Indirect impacts may include effects related to changes in pattern of land use, human presence and population density, and related effects on natural systems and ecosystems.

~~**JUNK:** Old or scrap metal, rope, rags, batteries, paper trash, rubber, debris, waste, dismantled or wrecked vehicles and automobiles or parts thereof, iron steel and other old or scrap ferrous and nonferrous material.~~

JUNK: Old or discarded scrap copper, brass, iron, steel or other metals, or materials including but not limited to tires, household appliances, furniture, rope, rags, batteries, glass, rubber debris, waste, trash, construction debris, plumbing fixtures, or any discarded, dismantled, wrecked, scrapped, or ruined motor vehicle or uninhabitable mobile home or parts thereof. Any of the above items used in a bona fide agricultural operation are excluded from this definition.

KITCHEN FACILITIES: A permanently installed means for cooking, such as a range or cook-top, OR a permanently installed kitchen sink with the capacity to wash dishes. (amd 2011-05-12)

#4 Requested Amendment: Add two new definitions for junkyards into Section 8-4-2.

Findings of Fact: The term junkyard is presently not listed as a land use in the Zoning Ordinance. By adding two new terms for junkyards, and listing them as discrete uses, these types of uses can now be separated from a storage yard use and other similar outdoor storage uses. This will allow the uses to be regulated more effectively. The staff analysis and Commissioner's deliberations found that there are differences between types of junkyards; these distinctions are also commonly found in zoning ordinances from other jurisdictions.

STAFF RECOMMENDATION: Make a motion to add the following definitions for junkyards to Section 8-4-2:

JUNKYARD-COMMERCIAL: Includes salvage yards or vehicle graveyards, and any place of outdoor storage or deposit that is maintained, operated or used in connection with a business for storing, keeping, processing, buying or selling junk or as a scrap metal-processing facility. It does not mean a repair garage or impound yard where wrecked, ticketed, abandoned, or disabled motor vehicles are stored for less than 90 days. The term does not include a regulated private garbage dump or a sanitary landfill that is in compliance with any applicable state regulation.

JUNKYARD-NON-CONFORMING: Any place of outdoor storage or deposit which presently is, or has been previously developed as a location used for the storing or keeping of junk. These locations are on properties not zoned for commercial or manufacturing uses and no County land use permit has ever been issued in connection with the junk storage. The junk materials may or may not have been the subject of commercial activity. In addition to miscellaneous junk materials, a small scale, non-conforming junkyard may have storage of four or more junk motor vehicles that are visible from any portion of a public highway, private subdivision road, or abutting residential structure.

#5 Requested Amendment: In Section 8-4-1, three new land use terms, “Storage Yard”, “Commercial Junkyard,” and “Non-conforming Junkyard” would be added into Table 1, Land Use Matrix. The zoning district classification and permit-designations for each of the added land use terms would also be added.

Findings of Fact:

Storage yards in A-20, C-1, C-2, C-3, M-1 = Permitted with Conditions

The commercially zoned areas in the county are very limited in size and all are located near Highway 33. Some outdoor storage (versus outdoor display) is common in commercial zones , The revised definition of “Storage Yard” no longer includes references to “junk” material, so the types of materials should not be as visually and environmentally impactful. Given the PC, Permitted with Conditions standards and requirements, a storage yard may be acceptable when properly screened.

The conditions of approval for a “Storage Yard” that would be administratively approved should include all the considerations enumerated above. See Request #7 (page 13 of this report) for proposed conditions on a storage yard use in these zoning districts.

Storage Yard in R-1, R-2 = Not Permitted

The reasons for not permitting a storage yard, as defined, in these residential districts fall into at least four categories.

- 1) Neighborhood visual and property value impacts
- 2) Health and safety concerns
- 3) Pollution/ environmental contamination concerns
- 4) Lot size: lots in these residential areas are often smaller than one acre range would not provide a sufficient buffer between properties.

Health and Safety: The long-term storage of some materials may contribute to health issues such as West Nile Disease from stagnant water in tires, broken glass, rodent infestations, and toxic substances. Some of these items, such as refrigerators, may be found by neighborhood children.

Pollution: Non-operable leaking vehicles, metal drums of waste oil, household and farm chemicals, fertilizers, and pesticides are among the substances that are sometimes abandoned and left to potentially pollute the environment including nearby water sources.

Lot Size: Residential properties clearly can store a large variety of materials on the property. However, the storage of a significant amount of non-residential type materials on the smaller residential lots can cross a line where the storage has become excessive for a given residential location. Part of the assessment of a given situation would involve looking at the size of the parcel, the proximity of neighbors, the screening that is possible, and the possible environmental risks of the materials being stored. Such considerations may involve whether the material could 1) reasonably be characterized as discarded junk, or 2) the materials never served a functional use on the property or 3) was not the residents’ personal possessions, or 4) the material was, or is, part of a business operation.

Storage yard in A-2.5 = Conditional Use

A conditional use permit would allow the BOCC to attach site-specific conditions to a property that would mitigate the impacts of a storage yard that might not be allowed otherwise. Given the right set of conditions, the long-term storage of miscellaneous materials on a property may be

acceptable. Well screened areas in certain situations might not raise the same concerns that would occur in other areas.

The storage of some materials might be acceptable in an A-2.5 zoning district. However the storage of other type materials may not be acceptable because of the risk of water contamination, fumes, odors, radiation, fugitive dust, or unsightliness to nearby property owners. Types of storage materials might be limited by conditions set on a conditional use permit.

Neighborhood Considerations: The A-2.5 District is quite extensive throughout the County. Complaints about unsightly piles of materials and “junk” most often occur where neighbors in close proximity object to a nearby owner’s collection of materials. Some neighbors object because they claim it is lowering their property value or impairing a sale of a property because the accumulated materials present a poor impression to prospective buyers.

Junkyard -Non-Conforming in All Zones = Not Permitted

There are many existing junkyards that fit the definition of a non-conforming junkyard in the County. It is not the intent of this amendment to allow *new* junkyards to be permitted in the more rural or outlying areas of the County. Junk materials should be taken to the landfill for permanent, safe disposal. Other materials not considered junk can be stored without the need for permits if the materials or equipment are related to onsite agricultural work. Other non-junk materials may be stored. Occasionally, the amount or type of non-junk materials may accumulate to the point of being classified as a “Storage Yard,” in that case, a permit may be needed. The commercially zoned areas in the county are not appropriate to provide space for junkyards. There are very few acres actually zoned for commercial uses outside the cities and a few long-established roadside businesses.

Junkyard-Commercial in M-1 = Conditional Use Permit

Not all the industrially zoned areas in the county are appropriate to provide space for any junkyard. There may be visibility issues and problems with compatibility at some of the M-1 zoned properties, so an individual, site-specific analysis should be required.

The reasons for not permitting a Commercial Junkyard, as defined, in residential districts fall into at least four categories.

- 1) Neighborhood visual and property value impacts
- 2) Health and safety concerns
- 3) Pollution/ environmental contamination concerns
- 4) Lot size: lots in these residential areas are often in the 2.5 to 5 acre range and this lot size often does not provide a sufficient buffer between properties.

STAFF RECOMMENDATION:

- Make a motion to add three new lines to Table 1, Land Use Matrix: 1) “Junkyard, Commercial” and 2) “Junkyard, Non-conforming,” and 3) “Storage Yard.”
- Stipulate in Table 1 that “Commercial Junkyards” be allowed by CUP only in the A-20 District. A “Non-conforming Junkyard” is not permitted as a new land use application in any zoning district. They would fall under the Non-conforming Uses provisions in Chapter 7 of the Zoning Ordinance.

- Stipulate in Table 1 that a proposed “Storage Yard” can now be approved as a CUP in the A-2.5 District. Stipulate it as a Permitted- With Conditions (PC) use in the A-20, C-1, C-2, C-3 and M-1 Districts.

Title 8, Section 8-4-1				Zoning Classification							
				Permitted by Right					P		
				Permitted with Conditions					PC		
				Conditional Use					CU		
Table 1	Land Use Matrix			A-20	A-2.5	R-1	R-2	C-1	C-2	C-3	M-1

Manufacturing

Aviation Field, Airport/Heliport	CU	CU					CU	CU
Aviation Repair Facility							CU	CU
Brewery					CU	CU	CU	CU
Building Trades Subcontractor	PC	CU					CU	PC
Cabinet Shop							CU	PC
Clothing Manufacture								PC
Concrete Batch Plant/Rock Crushing	CU	CU						CU
Construction/General Contractor	PC	CU					CU	PC
Crematory								CU
Fabricated Metal Products							CU	CU
Food Processing Plant							CU	CU
Fuel Storage, Commercial or Industrial							CU	CU
Furniture/Fixtures manufacture								PC
Junkyard, Commercial	CU							
Junkyard, Non-conforming								
Landfill/Gravel Pit Reclamation	CU	CU						CU
Landscaping Contractor Business	PC	CU					CU	PC
Lumber Yard						CU	CU	PC
Manufacturing , Industrial								PC
Manufacturing, Light							CU	PC
Mining	CU	CU						CU
Printing or Publishing						CU	CU	CU
Recycling Drop-Off	CU	CU				CU		
Research Facility						CU	CU	CU
Sheet Metal Fabrication								PC
Storage Facility							CU	PC
Storage Yard	CU PC	CU			PC	PC	PC	CU PC
Transfer Station	CU							CU

#6 Requested Amendment: Add “Storage Yard” to Table 8-6-2, Standard PC Conditions; take note of the “x” marks for buffer, screening, and outside storage conditions.

Findings of Fact: A proposed storage yard can be permitted with conditions through an administrative review process because sufficient standards have been set. When these standards are complied with, the community interest would be adequately protected.

STAFF RECOMMENDATION: Make a motion to adopt Table 8-6-2 with the addition of “Storage Yard” to the table.

Table 8-6-2 Standard PC Conditions. A use in a listed zone district below shall comply with all conditions checked by an X for that use. --continued--	Buffer	Screening	Lighting	Parking	Hours of Operation	Signage	Outside Storage	Building Height	Technical Studies	Additional Inspections	Additional Comments
Manufacturing											
Building Trades Subcontractor (A-20, M-1)		X	X	X		X	X				
Cabinet Shop (M-1)							X				X
Clothing Manufacture (M-1)				X	X	X					
Construction/General Contractor (A-20, M-1)	X	X	X	X	X		X			X	
Furniture/Fixtures Manufacture (M-1)	X	X	X	X	X	X	X			X	
Landscaping Contractor Business (A-20, M-1)		X	X	X	X	X	X				
Lumber Yard (M-1)	X	X	X	X	X	X	X				
Manufacturing, Industrial (M-1)	X	X	X	X	X	X	X				
Manufacturing, Light (M-1)	X	X	X	X	X	X	X				
Sheet Metal Fabrication (M-1)		X			X		X			X	
Storage Facility (M-1)	X		X								
Storage Yard (A-20, C-1, C-2, C-3, M-1)	X	X					X				
Vehicle Body Shop (M-1)	X	X	X	X	X	X	X				
Vehicle Storage (M-1)	X	X	X	X	X	X	X				
Warehouse and Distribution (M-1)					X		X		X		X
Welding / Machine Shop (M-1)					X		X				X
Wood Products (M-1)	X	X	X	X	X	X	X			X	

#7 Requested Amendment: Add a new section about storage yards in Section 8-6-2-B, Permitted with Conditions-Storage Yard.

Findings of Fact: It was determined that “Storage Yards” can be reviewed expediently through an administrative review process if there are clear enough standards for the County Staff to evaluate the situation.

STAFF RECOMMENDATION: Make a motion to adopt Section 8-6-2-B, Permitted with Conditions- Storage Yard. Evaluate whether the suggested conditions are sufficient to review and grant a PC permit.

8-6-2-B PERMITTED WITH CONDITIONS-RESTRICTIONS

6. Storage Yard (A-20, C-1, C-2, C-3, M-1)

- a. Where the actual or proposed storage of materials meets the technical definition of a storage yard, as determined in writing by the Planning Administrator, all storage of machinery, equipment, scrap material, or other items shall be reasonably screened year round from public roads, including subdivision roads, and from abutting residential structures. The screening shall also be of sufficient height to hide the storage materials. Depending on the type and amount of materials being stored, and the proximity to nearby residences, the Planning Administrator may require that the screening standards in Chapter 12 of Title 8 be applied to a given storage yard.
- b. In the A-20 District only, storage yards not readily visible from any road or residential lot need not provide the screening required in “a” above.
- c. The types of materials being stored are subject to review and inspection to determine if there are risks they might cause ground water contamination, fugitive dust, odors, fumes, or pose a fire hazard. Consultation and approval by the Fire District and/ or Idaho Department of Environmental Quality may be a condition of issuance of a permit for a storage yard.
- d. No storage of uncovered items are permitted that might reasonably be blown away by the wind.
- e. The square footage of area that the storage yard may occupy is subject to restrictions based on the site-specific characteristics of the location, the screening and proximity to residential lots.

STAFF ANALYSIS:

1. **Consistent with purposes of the Teton County Zoning Ordinance.** The proposed amendment and associated text changes are consistent with Section 8-1-3 Purposes of Zoning Ordinance of Title 8 of the Teton County Zoning Ordinance, and in particular, “promoting the health, safety, morals, convenience and welfare of the people of the county. More specifically, it is the intent of this Title to regulate the use of land and guide development in the County in harmony with the policies and guidelines of the officially adopted Teton County Comprehensive Plan... A. 1. To mitigate adverse impacts upon the water supply, sewage disposal, public safety and emergency services, educational facilities... B. To protect residential, commercial, industrial uses and public areas from unreasonable intrusion of incompatible uses....G. To encourage the proper distribution and compatible integration of agricultural, residential, commercial and industrial uses within designated areas....”
2. **Consistent with Comprehensive Plan.** The proposed amendment is consistent with the Teton County Comprehensive Plan 2012-2030. This proposal encourages orderly growth, does not inhibit agricultural use of land, protects natural resources that might be harmed from unregulated storage of materials, and provides businesses a way to store materials directly associated with their operation.
3. **Consistent with other sections of the Teton County Zoning and Subdivision Ordinance.** The proposed amendment is consistent with other provisions of the Teton County Code, particularly those dealing with other forms of outdoor storage. The proposed amendment does not alter any other part of the subdivision process or zoning districts, but does provide added specificity to certain outside storage uses so that they can be better differentiated.
4. **Consistent with State Statute.** The proposed amendment is consistent with the Idaho State Local Land Use Act and other state statutes, particularly 67-6511: Zoning Ordinance which allows counties to establish zoning districts and regulate use within each zoning district provided the regulations are uniformly applied throughout the district. The request to amend the Zoning Code has been in compliance with 67-6511 as it outlines the process for amending zoning districts.
The following website has the entire statute:
<http://www.legislature.idaho.gov/idstat/Title67/T67CH65SECT67-6511.htm>

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. The proposed amendment supports the goals, purposes and intent of the Teton County Comprehensive Plan.
2. The proposed amendment supports the goals, purposes and intent of Teton County Title 8, Zoning Ordinance.
3. The proposed amendment is in compliance with Idaho State Statute.
4. The proposed amendment has been noticed according to Idaho State Statute 67-6509.

PUBLIC NOTICE: Legal ads were made to the Teton Valley News in accordance with local and state requirements.

COMMENTS FROM GENERAL PUBLIC

No comments have been received at the time of this reports writing.

PLANNING & ZONING COMMISSION ACTION:

The Teton County Planning & Zoning Commission voted unanimously to recommend approval of these amendments to Title 8. See attached minutes for discussion.

STAFF RECOMMENDATION: It is staff's recommendation that you approve this amendment.

Recommended Motion: Having made findings of fact regarding the proposed text amendments to Title 8 and having found that the proposed amendments are in compliance with State Statute, support the Comprehensive Plan, support the existing Teton County Ordinances, correct a mistake in the code and also supply further refinements and clarifications about outdoor storage land uses, and having found that public hearings have been noticed and conducted in accordance with Idaho State Statute, I move to approve the amendment to Title 8, the Teton County Zoning Ordinance. The seven separate staff recommendations in this staff report are included in this recommendation to approve [with the following changes].

Attachments:

- Planning and Zoning Commission public hearing minutes
- Public Comments, if any