



De-Annexation area will change from Victor R-1 Zoning to County A-2.5

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| County Zoning | De-Annexation area |
| A-2.5 Ag / Rural Residential | Victor City Boundary |
| Victor Zoning | Area of Impact Boundary |
| R-1 Residential | Subdivision |
| Business | Parcel Boundary |
| Park | |

**VICTOR DE-ANNEXATION:
R-1 TO A-2.5 ZONING CHANGE**



CHAPTER 3

ZONES, DISTRICTS AND BOUNDARIES

SECTION:

- 8-3-1: Zoning Maps
- 8-3-2: Interpretation Of Map Boundaries
- 8-3-3: Interpretation Of Zoning In Split Zoning Situations
- 8-3-4: Consistency With Comprehensive Plan
- 8-3-5: Base Zoning Districts
- 8-3-6: Zoning District Descriptions
- 8-3-7: Application For Change Of Zone

8-3-1: ZONING MAPS: The boundaries of the zoning districts shall be determined and defined by the adopted zoning maps (adopted and incorporated herein by reference) which show the boundaries of both the base zoning districts and the overlay areas. The originals of such maps shall be housed and available to the public at the offices of the Teton County planning and zoning and building department. Amendments and maintenance of this title, official maps and comprehensive plan shall be done in accordance with the requirements set forth in Idaho Code section 67-6500 et seq.

8-3-2: INTERPRETATION OF MAP BOUNDARIES: Whenever any uncertainty exists as to the boundary of any zoning district shown on the zoning maps, the following shall apply:

- A. Where any zoning district boundary line indicated as following a street, road, or public way, it shall be construed as following the centerline thereof.
- B. Where a zoning district boundary line is indicated as approximately following a lot or property line, such line shall be construed as being on the property line.
- C. Where a zoning district boundary line does not follow a street, road, public way, lot or property line or obvious natural boundary, the location of such boundary shall be located on the zoning map with distances indicated.

8-3-3: INTERPRETATION OF ZONING IN SPLIT ZONING SITUATIONS:

- A. Non-PUD or Non-Subdivision Applications: When the boundaries of the district as shown on the “Official Zoning Districts of Teton County” map are drawn so that a single property has more than one zoning district designation, control of use or control of zoning on the property shall follow the district requirements for each zoning district as drawn on the property;

TITLE 7
CHAPTER 3
Victor Impact Area Agreement

- 7-3-1: Applicability
- 7-3-2: Boundary Definitions
- 7-3-3: Comprehensive Plans and Ordinance
- 7-3-4: Administration and Enforcement
- 7-3-5: Amendments

7-3-1: **APPLICABILITY:** This Impact Area agreement is being adopted and defined pursuant to Idaho Code, section 67-6526, together with any and all amendments thereto, pursuant to mutual agreement between the City of Victor and Teton County. The purpose of this chapter is to identify an area of impact surrounding the City of Victor with due consideration being given to such factors as trade area, geographic factors, and areas that can reasonably be expected to be annexed to the City of Victor in the future. The intent of this chapter is to define the geographic area of impact; to set forth those ordinances that will be applicable to the impact area; and to comply with the applicable sections of Idaho Code, title 67, chapter 65, as set forth by the Idaho legislature.

7-3-2: **BOUNDARY DEFINITIONS:** The boundaries of the impact area are defined in Victor City Ordinance Title 8 and are shown on Exhibit A entitled Victor City Impact Area (hereinafter the “Impact Area”), a copy of which is also on file in the Teton County Planning, Building and GIS Department, and the City of Victor planning and zoning offices

7-3-3: **COMPREHENSIVE PLANS AND ORDINANCES:**

- A. **Applicability:** The officially adopted comprehensive plan and zoning ordinance of Teton County together with any subsequent amendments, as adopted pursuant to section 5 of this chapter, thereto shall apply to the land within the Impact Area, except as provided below.
- B. **Impact Study:** The City of Victor may request an impact study as per the Victor City Ordinance Title 10 Chapter VI, M. before final plat is given on any land in the Impact Area.

- C. **Responsibility for Maintenance:** Maintenance of public streets located in the Impact Area shall be agreed to in writing between the City, the County, and any developer. In the absence of any such agreement the County shall be responsible for the maintenance.

7-3-4: **ADMINISTRATION AND ENFORCEMENT:**

- A. Teton County shall be responsible for the administration and enforcement of all applicable county ordinances within the Area of Impact as outlined in this chapter.
- B. Review Process
 - 1. Impact Area: All development applications within the Area of Impact shall originate with the County.
 - 2. All development applications within the Impact Area shall be forwarded for review by the Victor Planning & Zoning Administrator. Those applications that may have an impact on current or future compatibility with easements, utility and roadway connectivity and compatibility with those of the City of Victor's easements, roadways and utilities shall be passed on to the Victor Planning & Zoning Commission for review and comment to the County Planning & Zoning Commission for their disposition. No planned unit developments are allowed in the area of impact.
 - 3. Urban Growth Boundary, (a part of the Impact Area):
 - a. All public roadways that are constructed within the Urban Growth Boundary shall be designed and built to City of Victor Standard, Specifications and Drawings, as amended.
 - b. The unannexed area within the Victor Urban Growth Boundary, as set forth on Exhibit A, shall remain under county zoning until such time as a subdivision of higher density than that allowed by county regulations is applied for at which time it shall request annexation, and if approved, fall within the zoning and subdivision ordinances of the City of Victor.
 - 4. Foothills Big Game Corridor and Seasonal Range: Development occurring within the eastern foothills area, generally indicated on the Teton County Natural Resource Overlay, and specifically indicated as eastern Big Game Migration Corridors and Seasonal Ranges Overlay, as depicted on Exhibit B shall be reviewed by the City of Victor under a

courtesy review process. Comments and recommendations shall be forwarded to the Board of County Commissioners.

5. FEES: The City Council and Board of County Commissioners shall adopt, by resolution, fees to recover estimated costs associated with processing each type of zoning and subdivision application. The combined fee amount shall be collected by the county planning department at the time of application filing. The county shall forward the city's fee portion to the city at the time the application file is transmitted to the city. In the event costs are incurred by the City of Victor as a result of the administration or enforcement of area of city impact matters, the City of Victor and County agree to proportionately share such expenses.

7-3-5: **AMENDMENTS:**

- A. The method of amending the Impact Area and the boundaries thereof shall be governed by Idaho Code, section 67-6526(d).
- B. Amendments to either the City or County comprehensive plans or zoning ordinances pertaining to the Impact Area, as well as requests for zoning changes within the Impact Area shall be reviewed and approved by both the City and the County.