

	<p>TETON COUNTY PLANNING & ZONING DEPARTMENT POLICY</p> <p>Building Permit Eligibility of Previously Created Parcels</p>	<p>Original Issue Date: Number of Pages:</p>	<p>7/25/2016 1</p>
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Objective: The purpose of this policy is to establish guidelines for identifying parcels with building rights, also known as a “Lot of Record”.

Background: Since 1979, Teton County Code, Title 9: Subdivision Regulations has been adopted and provided a process for subdividing land. The adoption of the One Time Only Land Split on June 14, 1999 defined a process for the creation of two (2) parcels of property.

Title 9 has also included an Agricultural Exemption definition since being adopted in 1979 to provide a process for a bona fide division or partition of agricultural land for agricultural purposes. This definition was clarified in the September 22, 2003 amendment to Title 9 to clearly state that an agricultural exemption does not apply to a division for residential building purposes.

Criteria for Determination: No building permit may be issued, nor any approval granted necessary to develop any property, unless and until said property has been determined to be a lot of record. A “lot of record” is a lot that was created for the purpose of creating a separate piece of property that has the ability to obtain a building permit.

For a parcel to be considered a lot of record, its specific boundaries must have been established or set forth by one of the following means:

- A. If the parcel was created BEFORE June 14, 1999:
 - a. If no more than one (1) new lot of record, two (2) lots of record total, was created:
 - i. A recorded deed describing the parcel by a metes-and-bounds description of the existing boundaries (contiguous sub-“lots” or sub-“parcels” described on a single deed are considered a single parcel); or
 - ii. A recorded survey, with a metes-and-bounds description, showing the existing boundaries.
 - b. If two (2) new lots of record, three (3) lots of record total, or more were created:
 - i. A signed and recorded subdivision/planned unit development plat or amended plat; or
 - ii. A recorded “Family Exemption” survey with a Teton County authorization signature creating two (2) or more lots of record.
- B. If the parcel was created ON or AFTER June 14, 1999:
 - a. A recorded “One Time Only” survey with a Teton County authorization signature (these may also be labeled as “Lot Split”, “Land Splits”, or something similar) creating only two (2) lots of record; or
 - b. A signed and recorded subdivision/planned unit development plat or amended plat creating two (2) or more lots of record, or
 - c. A recorded “Agricultural Exemption” survey recorded prior to September 22, 2003 (these may be labeled as an “Ag. Split”, “Ag. Break-off”, or something similar) creating one (1) or more lots of record.