

RURAL AREA LAND DEVELOPMENT REGULATIONS

Community Workshop

August 14-15, 2013

GOAL OF THE WORKSHOP:

The purpose of this workshop is to start a conversation about various concepts for conserving natural, scenic, and agricultural lands in the rural areas of Teton County. Public input and evaluation at this stage is essential to determining how these concepts could be best refined into regulations, incentives, and programs that implement the community's vision, which is outlined in the Comprehensive Plan.

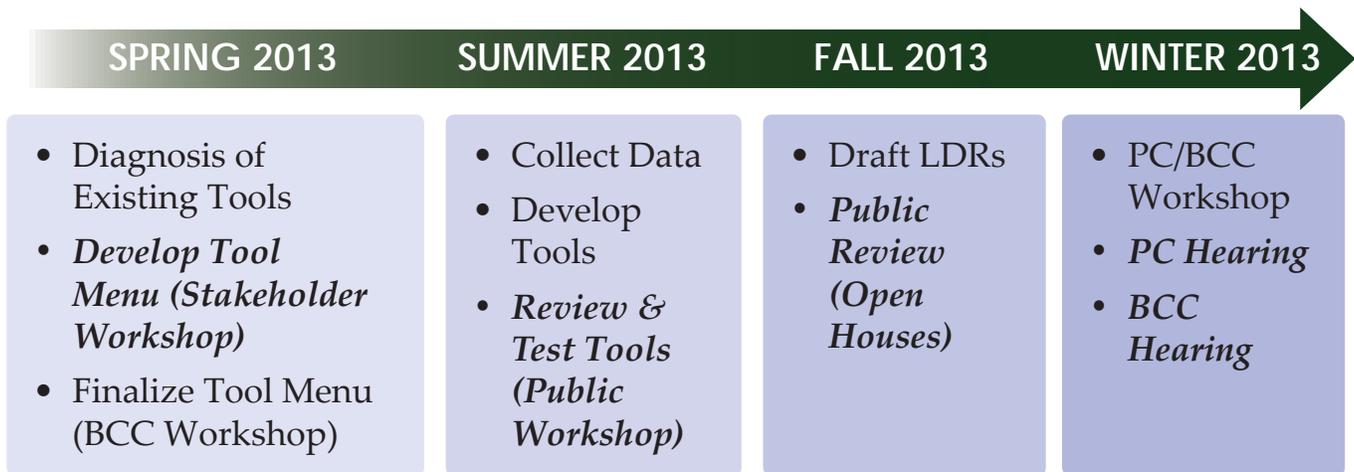
HOW TO PARTICIPATE:

Please explore the information and participate in activities at each of the stations. Have some fun, learn about the concepts and provide your input. There are 6 stations to visit today:

- 1. Background & Process:** Learn about the process for updating the land development regulations, what has been completed so far, and how your input will be used after this workshop.
- 2. Zoning Concepts:** Learn about the zoning concepts being considered, rate how well each concept implements community policies, and suggest improvements or additional details.
- 3. Incentives Concepts:** Learn about the incentives concepts being considered, rate how well each concept implements community policies, and suggest improvements or additional details.
- 4. Other Conservation Tool Concepts:** Learn about the other conservation concepts being considered, rate how well each concept implements community policies, and suggest improvements or additional details.
- 5. Concepts Application:** Using the map, apply the concepts to locations across the county, see the impacts the different concepts have on community goals, and provide additional input.
- 6. Online Workshop:** Explore the impacts of the concepts in greater detail using the interactive website.

BACKGROUND & PROCESS

PROCESS OVERVIEW



TASKS COMPLETED TO DATE

- Staff, consultants, and technical experts developed a list of potential tools for achieving the policy objectives for rural areas of the community
- Stakeholders and the general public reviewed and considered pros and cons for each tool
- Board of County Commissioners and Planning Commission reviewed the list of tools and recommended tools to be carried forward for further evaluation
- Staff, consultants, and technical experts collected additional data and developed more detailed concepts for the selected tools
- The concepts currently under consideration are presented at this workshop

NEXT STEPS

- Through this workshop and the parallel online workshop, the public will review, test, map and provide feedback on the concepts
- Staff will summarize public comment on September 4, and present the public comment to the Board of County Commissioners and Planning Commission on September 9
- Based on public comment, staff will draft updated LDRs
- Once the updated LDRs are drafted, there will be another public review period, which will include open houses
- Following public review of the draft LDRs, the PC and BCC will hold a joint workshop to review public comment on the LDRs
- Based on their joint workshop, the PC and BCC will hold hearings to finalize and adopt the LDRs

Participate online!

Scan this code with your smartphone or visit <http://rural.jacksonontetonplan.com> to complete online activities and provide additional feedback on the rural area concepts.



CONCEPT HIGHLIGHTS

RURAL AREA CONSERVATION CONCEPTS

Based on the comments and direction from the scoping meetings in Spring 2013, staff further developed the various tools for preservation and conservation of rural areas of the community into three categories of concepts: Base Zoning, Entitlement Incentives, and Conservation Tools.

Base Zoning

The primary goal of the zoning concepts is to move toward fewer zones that are based on the desired future character identified in the Character Districts of the Comprehensive Plan. The biggest resulting changes would be:

- A move away from NC-SF zoning toward zoning that respects existing character, but does not allow 3-acre subdivision or exemption from natural resource protection standards that is inconsistent with desired future character
- A move away from unique standards for individual PUDs toward a single zoning district that credits the open space included in PUDs but standardizes development allowances for more predictable buildout and amendment of developments
- A move away from a single Rural zone toward multiple zones that address the existing and desired future character of the various rural areas of the community
- A move away from use-specific zones such as the BC or NC-MHP toward addressing use-specific standards in the context of character-based zones
- Establishment of 35 acres as the minimum lot size for subdivision throughout the rural areas of the community. This would primarily effect NC-SF and Suburban zoned properties, but would not preclude the construction of a unit on an existing lot or parcel.
- Inclusion of basements in the calculation of the maximum size of a dwelling unit. Basements would remain exempt from floor area ratio calculations.

Entitlement Incentives

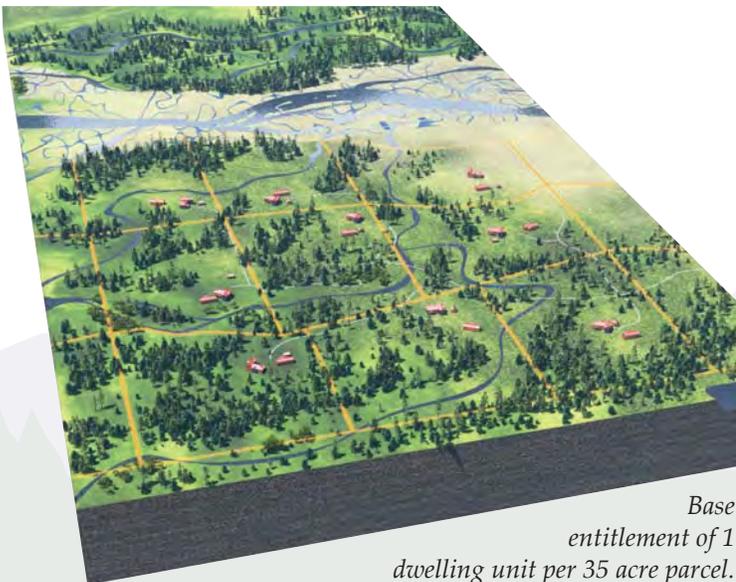
Modifications to the PRD (Planned Residential Development) are meant to ensure improved conservation of wildlife habitat, habitat connections, and scenery beyond what could be achieved through 35 acre development. The concepts are based on the best available science on effective conservation development and comments from landowners on incentives would entice them to provide additional conservation. The biggest changes to the PRD are:

- Introduction of stewardship best practices requirements as part of the open space standards for conservation incentives
- Identification of the guesthouse bonus (formerly referred to as the non-subdivision PRD) for what it is, and design of the incentive with its true use in mind
- An increase in the threshold for a PRD subdivision to 140 acres
- Consolidation of the PRD subdivision options into a single tool that grants 3 units per 35 acres in exchange for 75% open space
- An allowance for a noncontiguous PRD that retains 1 unit per 35 acres in a rural sending area with increased clustering and conservation if the receiving area is in a complete neighborhood

Conservation Tools

Modifications to two other conservation tools are meant to increase conservation beyond base zoning without any development.

- Changes to agriculture promotion include:
 - Clarification that agricultural allowances should be calculated based on the entire agricultural operation, regardless of parcel configuration
 - Distinguishing agricultural accessory uses from use of agricultural character and making accessory uses easier
 - Separate the definition of agriculture from the threshold for exemptions
- Changes to the Teton County Scenic Preserve Trust include:
 - Dedication of resources to the TCSPT to publicly support the conservation of open space
 - Increased coordination with private land trusts
 - Increased public acquisition of development rights and open space
 - Stewardship of public protected open space



Base entitlement of 1 dwelling unit per 35 acre parcel.

RURAL ZONING

Zoning establishes the allowed amount and location of development on a property, as well as how the property can be used.

WHAT'S THE COMP PLAN DIRECTION FOR RURAL AREA ZONING?

- Zone for what we want to see in the future – our desired future character is defined in the Illustration of Our Vision
- Simple and predictable – owners, neighbors, and developers should all know what to expect
- Maintain rural character – limit the density, bulk, and use of development to the historic character of 35 acre or greater parcels, less than 10,000 square feet of building, and residential/agricultural use

WHY CHANGE THE EXISTING RURAL AREA ZONING?

None of the existing zoning fully achieves the Comp Plan direction.

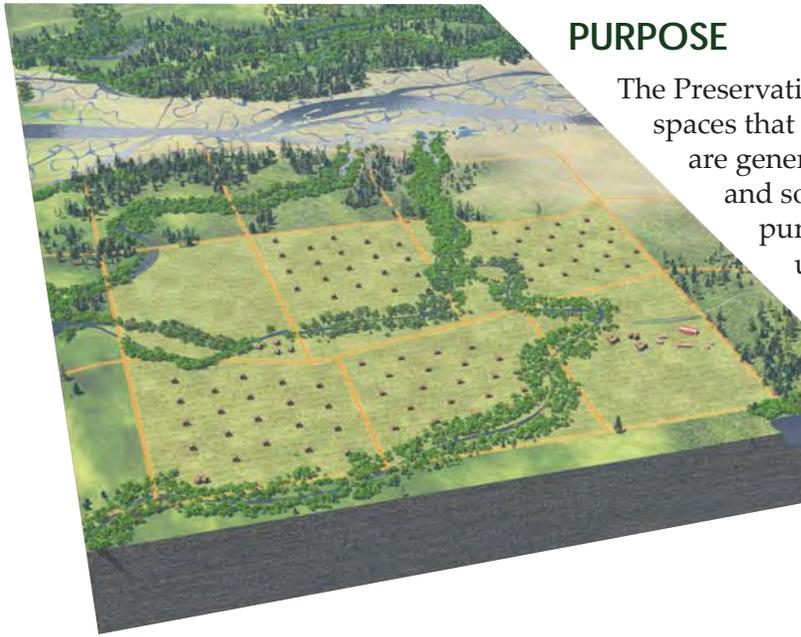
- **NC-SF (Neighborhood Conservation-Single Family)** – The community desires rural character and improved natural resource protection, but NC-SF zoning continues to allow subdivision into 3 acre lots and exempts properties from many of the current wildlife and natural resource protections.
- **NC-PUD (Neighborhood Conservation-Planned Unit Development)** – The community desires predictability and simplicity, but each PUD has unique requirements that have not evolved since their original approval sometime prior to 1994. For example the amount of impervious surface allowed on a lot in Spring Creek is not based on lot area, it is based on the sum of all other impervious surface in the development and a total allowable amount.
- **Rural** – The community desires predictable standards that are based on transforming existing character into desired future character. The Rural zone effectively establishes a desired future character of 35-acre minimum lot sizes and a ratio of development to open space. However, it currently applies to parcels from less than 1 acre to over 1,000 acres, so it needs to be broken up to effectively address current character and lead a transition to desired future character.
- The community desires **simple predictable zoning** based on desired future character. The 6 other zoning districts in the rural areas of the community apply to less than 20 parcels each and are all designed to address some specific issue, rather than having that issue addressed in the context of the desired future character of the area.

WHAT ARE THE NEW CONCEPTS FOR RURAL AREA ZONING?

There are four new zoning concepts being considered:

- **Preservation (Pr)**
- **Conservation-1 (Cn-1)**
- **Conservation-2 (Cn-2)**
- **Clustering (Cl)**

ZONING: PRESERVATION (PR)



PURPOSE

The Preservation zone is characterized by large, contiguous open spaces that remain undeveloped. Parcels in the Preservation zone are generally located away from Complete Neighborhoods and some are already under conservation easement. The purpose of the zoning district is to preserve existing undeveloped open space and agricultural character through active stewardship, including agriculture.

CONCEPT SPECIFICS AND HOW IT COMPARES TO EXISTING REGULATIONS

CHARACTERISTIC	PRESERVATION (Pr) CONCEPT	EXISTING RURAL ZONE REGULATIONS
Density	1 unit per 35 acres	1 unit per 35 acres
Bulk & Scale	.0066 ratio of floor area to site area (FAR) – basements exempt	.007 ratio of floor area to site area (FAR) – basements exempt
Site Coverage	5% ratio of impervious surface to site area 95% ratio of native landscape to site area (does not preclude agricultural planting)	95% ratio of landscape to site area
Maximum House Size	8,000 sf habitable/10,000 sf total –including basements	8,000 sf habitable/10,000 sf total –basements exempt
Primary Uses	No change	Agriculture, Single-Family Residential
Accessory Uses	Agriculture: see “Agriculture Promotion” Single-Family: guesthouse, home occupation, agriculture	Agriculture: see “Agriculture Promotion” Single-Family: ARU, home occupation
Conditional Uses	Uses that maintain agricultural character but are not agriculture	Institutional, Nurseries, B&B, Dude Ranch, Recreation/Resort, Aeronautical, Home business
Setbacks	Street: no change Resources: no change through this process	Street: 50 ft, Rear: 40 ft, Side: 30 ft Resources: varies by resource
Clustering	Single development area, located as determined by natural resources, retaining right to privacy	As determined by natural resources
Stewardship	Wildlife friendly design without impeding property rights	Wildlife friendly design

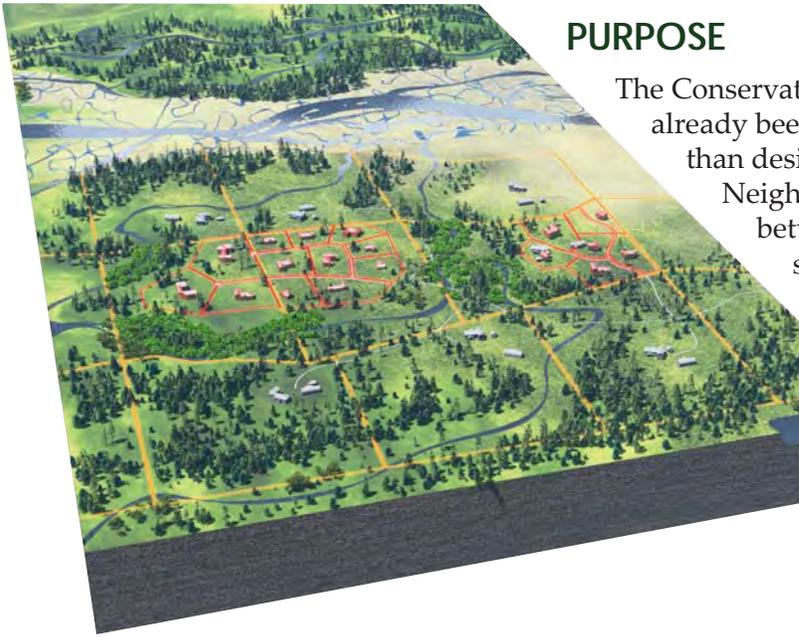
PERFORMANCE METRICS

How effective is this concept in implementing community policies?

Detrimental Neutral Instrumental



ZONING: CONSERVATION-2 (CN-2)



PURPOSE

The Conservation-2 zone is characterized by parcels that had already been subdivided prior to 1994 into lots that are smaller than desired for rural areas, but are not located in a Complete Neighborhood. Properties of this character are generally between 3-6 acres, but there is a wide variety of actual sizes – from as small as .25 acres to as large as 10 acres. Some of these areas are adjacent to Complete Neighborhoods, but most, while near a Complete Neighborhood, are isolated enough that vehicle travel is required to reach services. The purpose of the Conservation-2 zone is to improve the management and design of development in these existing subdivisions to increase wildlife permeability and open space.

CONCEPT SPECIFICS AND HOW IT COMPARES TO EXISTING REGULATIONS

CHARACTERISTIC	CONSERVATION-2 (CN-2) CONCEPT	EXISTING NC-SF ZONE REGULATIONS
<i>Density</i>	1 unit per 35 acres	1 unit per 3, 6, 10, or 20 acres depending on slopes and groundwater
<i>Bulk & Scale</i>	Sliding scale based on .35 ratio of floor area to site area (FAR) on .25 acres and a maximum of 10,000 sf at 5 acres	Sliding scale with 5 break points allowing a .43 ratio of floor area to site area (FAR) on small lots and over 10,000 on properties over 10 acres
<i>Site Coverage</i>	5-40% ratio of impervious surface to site area 60% ratio of native landscape to site area	40-95% ratio of landscape to site area
<i>Maximum House Size</i>	8,000 sf habitable/10,000 sf total – including basements	8,000 sf habitable/10,000 sf total – basements exempt
<i>Primary Uses</i>	Single-Family Residential	Agriculture, Single-Family Residential
<i>Accessory Uses</i>	Single-Family: agriculture, guesthouse, apartment, home occupation	Agriculture: see “Agriculture Promotion” Single-Family: ARU, home occupation
<i>Conditional Uses</i>	Institutional uses at a neighborhood scale (e.g., park or community center)	Home business
<i>Setbacks</i>	Street: 25 ft, Rear: 25 ft, Side: 10 ft Resources: no change through this process	> 3 acres - Street: 50 ft, Rear: 40 ft, Side: 30 ft < 3 acres - Street: 25 ft, Rear: 25 ft, Side: 10 ft Resources: varies by resource
<i>Clustering</i>	Single development area, located as determined by natural resources, retaining right to privacy	none
<i>Stewardship</i>	Wildlife friendly design without impeding property rights	Wildlife friendly design

PERFORMANCE METRICS

How effective is this concept in implementing community policies?

Detrimental

Neutral

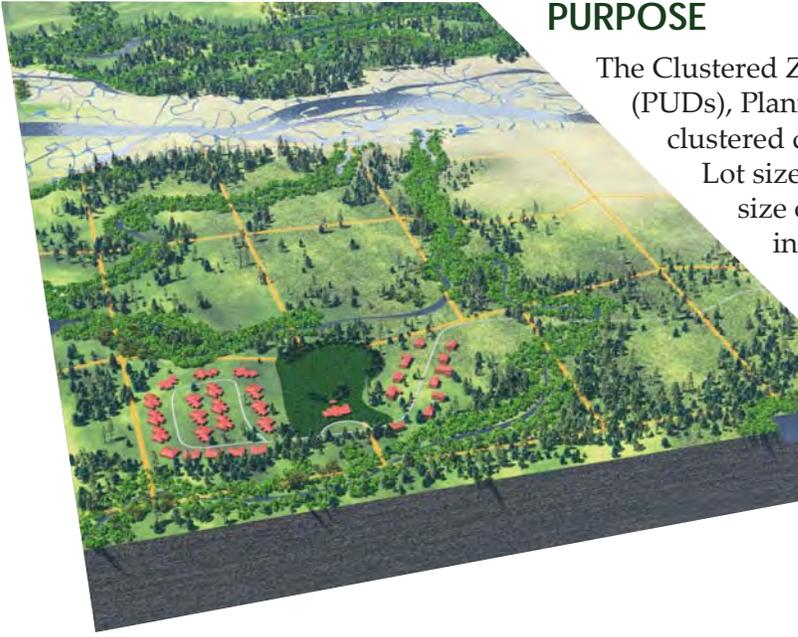
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ZONING: CLUSTERED (CL)

PURPOSE

The Clustered Zone is characterized by Planned Unit Developments (PUDs), Planned Residential Developments (PRDs), and other clustered developments that incorporate preserved open space. Lot sizes and housing types vary in the zone, but the overall size of each development is consistent with properties in the Pr or Cn-1 zone. For the most part, these developments are now platted and the individual lots are sold. The standards under which they were designed are not necessarily suited to guide redevelopment and buildout moving forward. The purpose of this district is to protect the preserved open space in existing conservation subdivisions and improve the design and management of the built areas to increase their wildlife permeability.



CONCEPT SPECIFICS AND HOW IT COMPARES TO EXISTING REGULATIONS

CHARACTERISTIC	CLUSTERED (CL) CONCEPT	EXISTING NC-PUD ZONE REGULATIONS
<i>Density</i>	1 unit per lot (unless otherwise entitled)	Determined by date of approval (mostly 1 unit per lot)
<i>Bulk & Scale</i>	1.3 times the Cn-1/Cn-2 allowance for a lot of the same size to account for open space	Varies by development
<i>Site Coverage</i>	1.3 times the Cn-1/Cn-2 allowance for a lot of the same size to account for open space	Varies by development
<i>Maximum House Size</i>	8,000 sf habitable/10,000 sf total – including basements	8,000 sf habitable/10,000 sf total – basements exempt
<i>Primary Uses</i>	Single-Family, Multi-Family, Apartments	Varies by development
<i>Accessory Uses</i>	Single-Family: agriculture, guesthouse, apartment, home occupation	Varies by development
<i>Conditional Uses</i>	Institutional and commercial uses at a neighborhood scale (e.g., community center, small market)	Varies by development
<i>Setbacks</i>	Street: 25 ft, Rear: 25 ft, Side: 10 ft Resources: no change through this process	Varies by development
<i>Clustering</i>	Single development area, located as determined by natural resources, retaining right to privacy	Established through development approval
<i>Stewardship</i>	Wildlife friendly design without impeding property rights	Varies by development

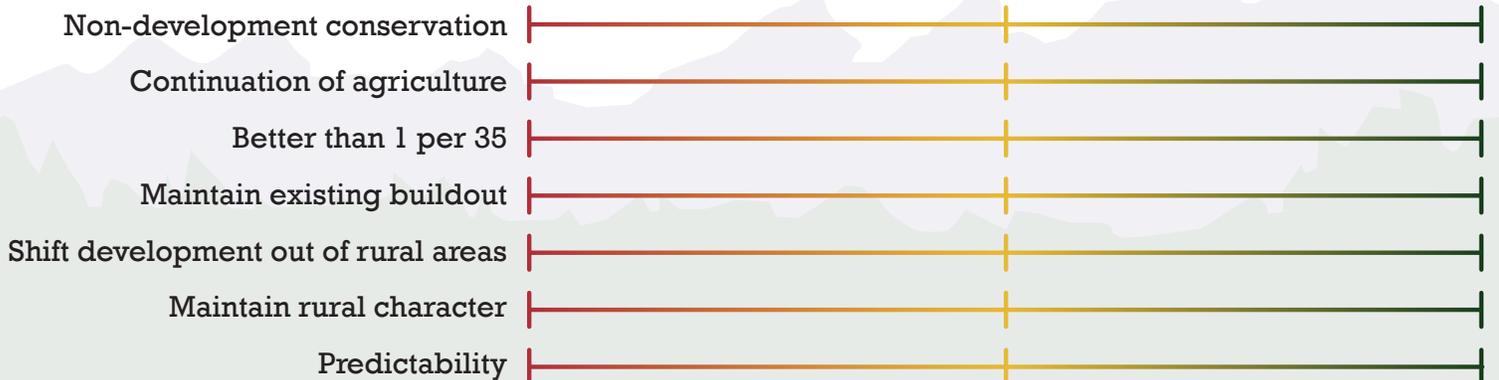
PERFORMANCE METRICS

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Instrumental



RURAL ENTITLEMENT INCENTIVES

Incentives are tools the community wants landowners to use in order for the community to achieve a goal. Entitlement incentives grant a landowner additional development rights in exchange for a community benefit – in rural areas that benefit is conservation of open space.

WHAT'S THE COMP PLAN DIRECTION FOR RURAL ENTITLEMENT INCENTIVES?

- Achieve better conservation than 1 unit per 35 base zoning
 - Better clustering of development to protect habitat and habitat connectivity
 - Better stewardship of undeveloped open space
 - Limit overall development potential in the community to existing levels
 - Direct development out of rural areas and into complete neighborhoods
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WHY CHANGE THE EXISTING RURAL ENTITLEMENT INCENTIVES?

The existing entitlement incentive is not being widely utilized and some of the developments allowed by the current incentives would not achieve the Comp Plan direction. There is currently a single rural entitlement incentive – the PRD (Planned Residential Development) – that grants a density bonus in exchange for permanently protected open space. The PRD can be used in 3 different ways:

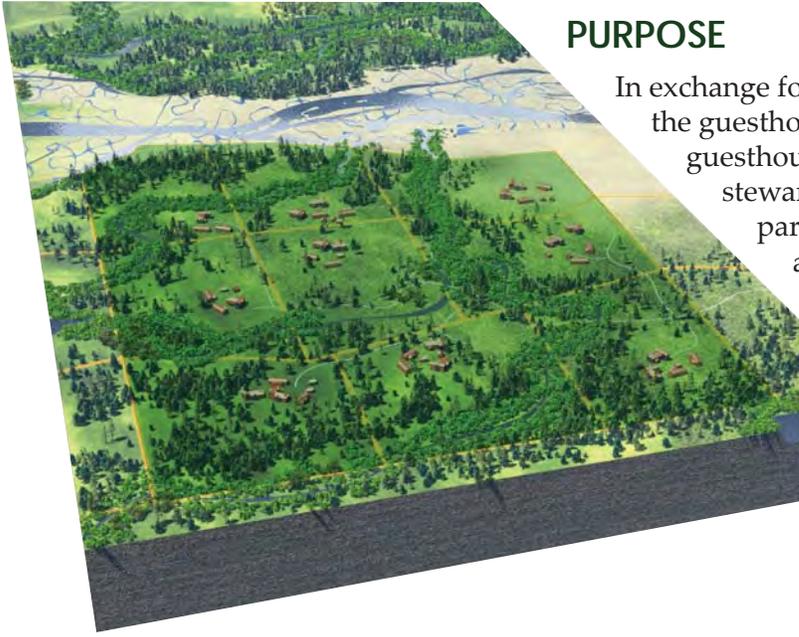
- **Non-subdivision PRD** – This is the most popular use of the PRD and really the only one used in the past 10 years. It accounts for over half of all PRDs and about half of the open space generated by all PRDs. However, using the tool requires fitting conservation subdivision standards to a completely different goal – construction of a larger guesthouse or family compound.
 - **Subdivision PRD** – This PRD option has only been used once in the past 10 years. While there are options for a 3, 6, or 9 times density bonus, 20 of the 23 PRD subdivisions have used the 3 times density bonus. While the community desires rural character and conservation of 1 unit per 35 acres or better, a PRD subdivision allows division of a 35 acre parcel into 3 lots.
 - **Noncontiguous PRD** – This PRD option has only been used once. While the single use allowed for the transfer of units from a sensitive area to a more appropriate location, the current tool still leads to construction of new units in rural areas, rather than Complete Neighborhoods.
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WHAT ARE THE NEW RURAL ENTITLEMENT INCENTIVE CONCEPTS?

There are three new entitlement incentive concepts being considered:

- **Guesthouse Bonus**
- **Noncontiguous PRD**
- **PRD Subdivision**

INCENTIVES: GUESTHOUSE BONUS



PURPOSE

In exchange for permanent conservation of the entire parcel, the guesthouse bonus allows for the construction of a larger guesthouse. The community gains additional open space stewardship and management. The landowner of a 35-acre parcel gains the ability to build a larger guesthouse and additional floor area (square footage) offering greater flexibility in the design of a family compound. Ecological research suggests that the impact on wildlife from additional building mass is less than from additional density.

CONCEPT SPECIFICS AND HOW IT COMPARES TO EXISTING REGULATIONS

CHARACTERISTIC	GUESTHOUSE BONUS CONCEPT	EXISTING NONSUBDIVISION PRD REGULATIONS
<i>Open Space</i>	Entire site in permanent conservation	70% of site in permanent conservation
<i>Bonus</i>	Floor Area: an additional 5,000 sf per 35 acres Units: 1 additional guesthouse of not more than 5,000 sf per 35 acres	2 additional units per 35 acres
<i>Threshold</i>	Conservation of Habitat: 35 acres Conservation of Scenery: 70 acres Conservation of Agriculture: 70 acres Conservation of Recreation/Access: 35 acres	23.3 acres
<i>Location</i>	Pr and Cn-1 zones	Rural and Suburban zones
<i>Clustering</i>	No additional site coverage, single contiguous building envelope, sited to maximize primary conservation value	As determined by natural resources, conservation values to be protected prioritized by regulations
<i>Stewardship</i>	Best management practices defined and required	Varies by land trust
<i>Requirements</i>	Affordable housing based on floor area	Affordable housing based on new and existing units

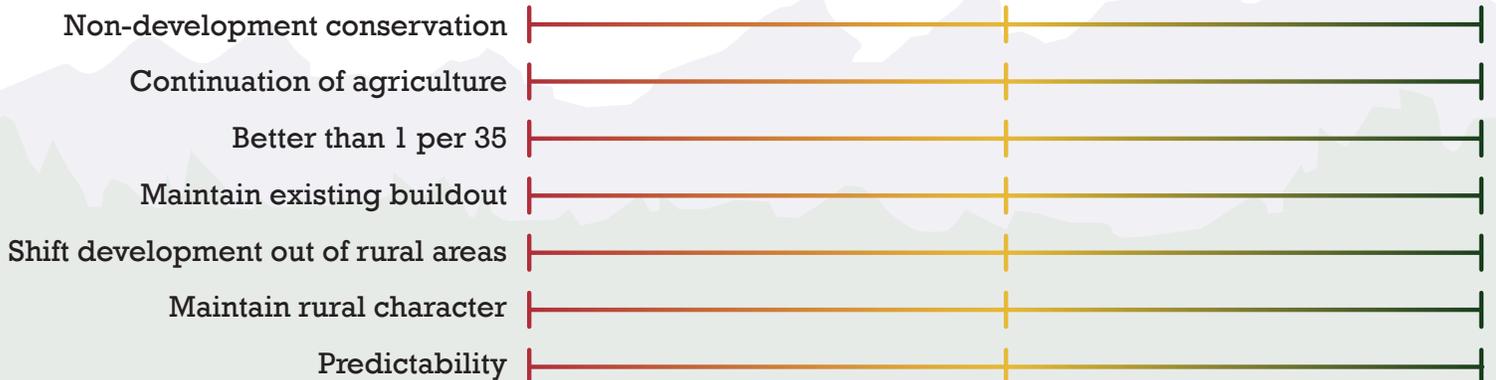
PERFORMANCE METRICS

How effective is this concept in implementing community policies?

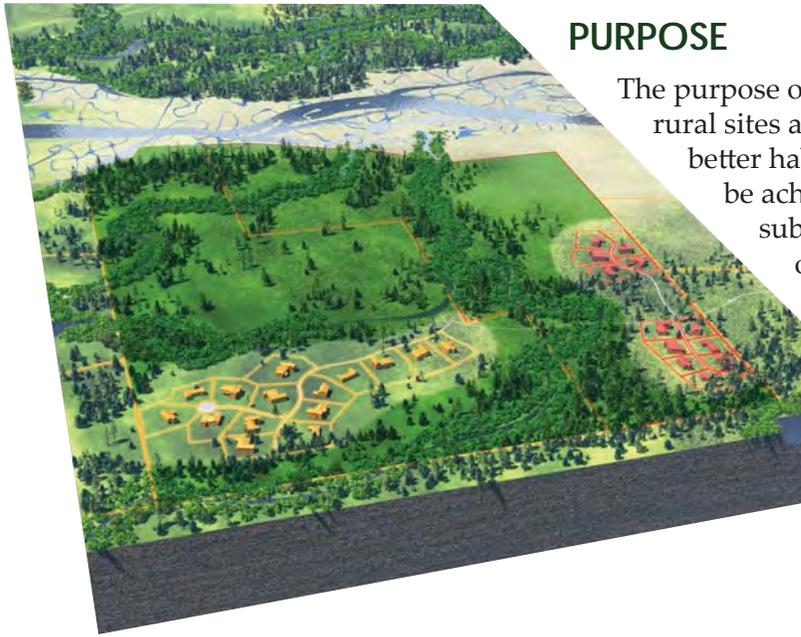
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INCENTIVES: PRD SUBDIVISION



PURPOSE

The purpose of the PRD Subdivision is to encourage that if large rural sites are developed, it be done in a pattern that achieves better habitat protection and habitat connectivity than can be achieved through 35 acre parcels. These clustered subdivisions provide the community with permanent open space and habitat protection that more than offsets the impacts of the increased development on wildlife. They give landowners an on-site development option at a density greater than 1 unit per 35 acres and allow for smaller than 35 acre lots.

CONCEPT SPECIFICS AND HOW IT COMPARES TO EXISTING REGULATIONS

CHARACTERISTIC	PRD SUBDIVISION CONCEPT	EXISTING PRD SUBDIVISION REGULATIONS
<i>Open Space</i>	75% of site in permanent conservation	70% of site in permanent conservation 70% of site in permanent conservation 85% of site in permanent conservation
<i>Bonus</i>	3 times base density (1 per 35) allowance	3 times base density (1 per 35) allowance 6 times base density (1 per 35) allowance 9 times base density (1 per 35) allowance
<i>Threshold</i>	140 acres	23.3 acres 121 acres (70 acres in Alta) 360 acres
<i>Location</i>	Pr and Cn-1 zones	Rural and Suburban zones
<i>Clustering</i>	Single contiguous development area sited to maximize primary conservation value, even if impact and mitigation of a natural resource is required. Open space can be on its own lot or each lot, but no fingers of open space into development area.	Clustering stated as purpose of incentive, but no requirements. As determined by natural resources, conservation values to be protected, prioritized by regulations.
<i>Stewardship</i>	Best management practices defined and required	Varies by land trust
<i>Requirements</i>	Affordable housing, schools/parks exactions, infrastructure, rezone to Clustered (CI)	Affordable housing, parks/schools exaction, infrastructure

PERFORMANCE METRICS

How effective is this concept in implementing community policies?

Detrimental Neutral Instrumental



CONSERVATION TOOLS

There are other regulatory and non-regulatory tools that can also be used to encourage conservation beyond the requirements of zoning and entitlement incentives.

WHAT'S THE COMP PLAN DIRECTION FOR CONSERVATION TOOLS?

- Remove barriers to agriculture – make continuation of agriculture easy for landowners so that they continue to steward that open space
 - Seek non-development conservation – strive for conservation that does not require entitlement incentives
 - Explore permanent funding for open space
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WHY CHANGE THE EXISTING CONSERVATION TOOLS?

- **Agriculture Promotion** – The current agricultural exemptions, allowances, and protections have served the community well. However, improvements to the agriculture promotion policies could make it easier for agriculture operation to build the storage structures they need and clarify the definition of agriculture.
 - **Teton County Scenic Preserve Trust (TCSPT)** – The TCSPT has been reduced to a skeleton operation in the past few years. It cannot currently explore funding for open space acquisition, coordinate with private land trusts on stewardship, provide public education, or pursue any other non-regulatory conservation effort identified by the community.
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WHAT ARE THE NEW CONSERVATION TOOL CONCEPTS?

There are two modified conservation tool concepts being considered:

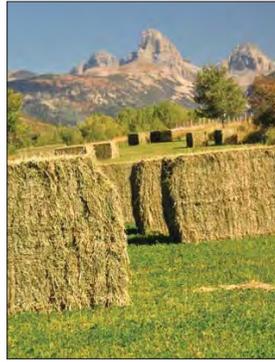
- **Agriculture Promotion**
- **Teton County Scenic Preserve Trust (TCSPT)**



TOOLS: AGRICULTURE PROMOTION

PURPOSE

Agriculture is a form of active stewardship and management of open space that provides not only the land conservation that the community desires, but also protection of our heritage, sustainability, and culture. The purpose of agriculture promotion policies, regulations, and tools is to remove barriers to the continuation of agriculture. This allows landowners to pass open space along to the next generation, while allowing the community to continue to enjoy large, contiguous open spaces that are actively managed.



CONCEPT SPECIFICS AND HOW IT COMPARES TO EXISTING REGULATIONS

CHARACTERISTIC	AGRICULTURE PROMOTION CONCEPT	EXISTING AGRICULTURE PROMOTION TOOLS
<i>Assessment</i>	State standard	State standard
<i>Allowance</i>	Agriculture is allowed as a primary use in Pr and Cn-1 zones and an accessory use in Cn-2 and Cl zones	Active agriculture is permitted in Rural, Suburban, BC, and NC zones with at least 70 acres
<i>Permit Exemptions</i>	< 70 acres: exempt from use permit > 70 acres: exempt from use permits, development permits, environmental analysis	Use permits, development permits, environmental analysis
<i>Regulation Exemptions</i>	> 70 acres: existing exemptions plus allowance to utilize entire operation area to calculate allowed development, but modification to fencing exemption to require rail lay down or other wildlife migration accommodation	Gravel extraction, resource buffers, NRO, SRO, nuisance, size of single building, incidental wildlife feeding, fence repair/replacement, housing
<i>Accessory Uses</i>	> 70 acres and accessory to ag: industrial, outdoor recreation, bed and breakfast, employee housing, reception/event/restaurant	Accessory to ag: employee housing, receptions/events > 35 acres: bed and breakfast, dude/guest ranch, ag support/service, campground, outdoor recreation, cottage industry
<i>Protection</i>	No change	Ditch alteration required to maintain outflow, road design required to accommodate ag machinery, ag induced wetlands not protected
<i>Special Subdivision Option</i>	None, required to use the PRD subdivision	Working Ranch Subdivision allows sale of any size lots at 1 unit per 35 density with environmental analysis and housing exemptions and no requirement for open space

PERFORMANCE METRICS

How effective is this concept in implementing community policies?



TOOLS: SCENIC PRESERVE TRUST

PURPOSE

The Teton County Scenic Preserve Trust (TCSPT) is a publicly funded and supported land trust. In recent years it has been operating on a skeleton budget. The purpose of a more active TCSPT would be to provide public support for the acquisition of conservation easements, coordination with private land trusts, and stewardship of publicly protected open space. The update of the Land Development Regulations could be coupled with an update to the TCSPT resolution and programming to implement many of the Comprehensive Plan goals through non-regulatory means.



CONCEPT SPECIFICS AND HOW IT COMPARES TO EXISTING REGULATIONS

CHARACTERISTIC	TCSPT CONCEPT	CURRENT TCSPT PROGRAM
<i>Staffing</i>	1 full-time TCSPT coordinator	None
<i>Open Space Acquisition</i>	Create strategic plan with TCSPT board, explore one-time and long-term funding sources for open space, review/negotiate new easements	Not pursuing or accepting any new easements
<i>Education</i>	Educate landowners with easements on their responsibilities, educate HOAs on possible stewardship CC&Rs, educate the public on best practices	None
<i>Easement Review</i>	Review easements for compliance with open space regulations	Planning Staff reviews easement for compliance with open space regulations
<i>Coordination</i>	Work with other land trusts on acquisition opportunities, coordinate stewardship with other land trusts, work other agencies on promoting increased conservation	Transfer of existing easements to other land trusts
<i>Stewardship</i>	Some site visits and management contracted, addresses any interpretations or amendments to existing easements	Site visits and management are contracted, Planning Staff addresses any interpretations or amendments to existing easements

PERFORMANCE METRICS

How effective is this concept in implementing community policies?

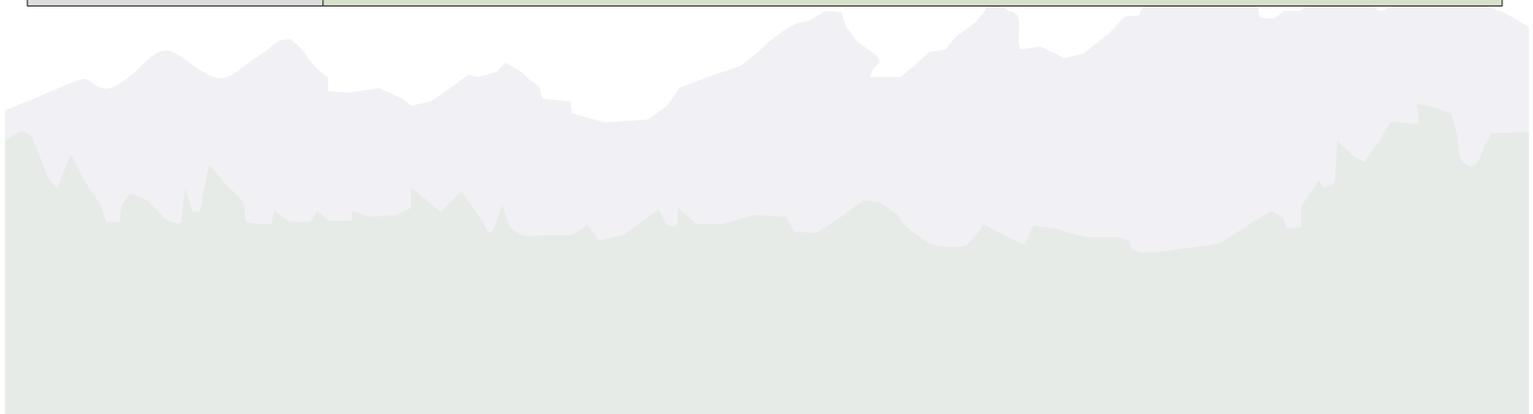


ZONING: DEFINITIONS

CHARACTERISTIC	DEFINITION
<i>Density</i>	Density is the number of dwelling units allowed in a given amount of area. Density can be used to determine the number of lots that can be created through subdivision or the number of units that can be built on a parcel. However, regardless of size, each parcel is allowed at least one unit.
<i>Bulk & Scale</i>	Bulk & scale refers to the amount of floor area (square footage) above ground. It is usually related to the size of the parcel by some ratio or equation in order to maintain a proportionate amount of open space to building mass.
<i>Site Coverage</i>	Site coverage refers to the amount of a site that is developed with some surface other than landscape – for example the footprint of a building or a driveway. The inverse of site coverage is landscaped area.
<i>Maximum House Size</i>	Maximum house size refers to the limit on floor area (square footage) for any single dwelling unit. A dwelling unit includes the main house as well as any accessory buildings. Maximum house size is independent of bulk & scale as it is meant to address the impacts house size has on the community in addition to its mass.
<i>Primary Uses</i>	A primary use can be permitted as the only use of a property.
<i>Accessory Uses</i>	An accessory use is allowed so long as it is secondary to a primary use. For example, a home office may be allowed where it is secondary to the primary residential use of the property, while an office would not be allowed as the primary use on the property.
<i>Conditional Uses</i>	A conditional use is consistent with the general character of the zone, but requires unique conditions in order to address project specific impacts. For example a dude ranch is generally agricultural in character, but it is not agriculture and therefore certain aspects of the dude ranch operation require additional, on-going conditions to ensure agricultural character.
<i>Setbacks</i>	A setback is the distance away from a property line, natural resource, or other feature that a building must be located.
<i>Clustering</i>	Clustering refers to the grouping of development in a single area.
<i>Stewardship</i>	Stewardship refers to efforts to protect the viability of wildlife, natural resources, and open space through land use and design of development.

INCENTIVES: DEFINITIONS

CHARACTERISTIC	DEFINITION
<i>Open Space</i>	Open Space refers to the required amount of open space that has to be permanently conserved through a conservation easement in order for the landowner to receive a bonus. The open space requirement represents the community's desired outcome of protection and additional stewardship of habitat, habitat connections, and scenery.
<i>Bonus</i>	Bonus refers to the additional development potential that is granted to the landowner in exchange for the required open space desired by the community. The purpose of the bonus is to encourage use of the incentive without diminishing the goal of the required open space.
<i>Threshold</i>	The Threshold is the minimum site area required in order to utilize the incentive tool. The purpose of a threshold requirement is to ensure that utilization of the tool will result in enough open space that habitat or scenery protection will be improved even with the bonus development.
<i>Location</i>	Location refers to the zones in which the incentive is allowed
<i>Clustering</i>	Clustering refers to the requirements for grouping of development in a single area. It also refers to the requirements for configuration of the required open space.
<i>Stewardship</i>	Stewardship refers to efforts to protect the viability of wildlife, natural resources, and open space through land use and design of development.
<i>Requirements</i>	Requirements refer to the additional affordable housing, infrastructure, exactions and other procedural requirements that are required as part of the entitlement incentive project.



AGRICULTURE PROMOTION: DEFINITIONS

CHARACTERISTIC	DEFINITION
<i>Assessment</i>	Assessment refers to the reduced property tax assessment granted by the state of Wyoming for property in agriculture. In order to receive agricultural assessment the agricultural operation must be at least 35 acres and prove revenue from agriculture.
<i>Allowance</i>	Allowance identifies the zones in which agriculture is allowed and the minimum lot size needed for agricultural use.
<i>Permit Exemptions</i>	Permit exemptions are exemptions from the procedural requirements of the regulations. A permit exemption does not exempt a landowner from the standards of the regulations.
<i>Regulation Exemptions</i>	Regulation exemptions are exemptions from the actual standards of the regulations.
<i>Accessory Uses</i>	The purpose of Agricultural Accessory Uses is to allow for additional uses on agricultural parcels that help to keep the agricultural operation viable. Agricultural Accessory Uses capitalize on the operational or open space characteristics of the agricultural operation and allow for the preservation of those open space characteristics as desired by the community.
<i>Protection</i>	Protection refers to requirements on landowners and developers that are not running agricultural operations that are meant to protect agricultural operations.
<i>Special Subdivision Option</i>	Subdivision refers to specific subdivision options related to dividing land that is in agriculture.



SCENIC PRESERVE TRUST: DEFINITIONS

CHARACTERISTIC	DEFINITION
<i>Staffing</i>	Staffing refers to the amount of staff dedicated by Teton County to the Teton County Scenic Preserve Trust program.
<i>Open Space Acquisition</i>	Open Space Acquisition includes strategically identifying priority open space, identifying funding strategies for conserving open space, and negotiating conservation easements with land owners.
<i>Education</i>	Education by the Teton County Scenic Preserve Trust would be oriented toward improved conservation and stewardship of open space in the community. This education could be focused on lands under conservation easement or extend to all areas of the community.
<i>Easement Review</i>	Easement Review is the review of proposed conservation easements to ensure that they meet the minimum standards for stewardship required by the community.
<i>Coordination</i>	Coordination refers to efforts by the Teton County Scenic Preserve Trust to coordinate with other land trusts on stewardship and open space acquisition. It also refers to other coordination efforts with other groups to improve open space conservation.
<i>Stewardship</i>	With regard to the Teton County Scenic Preserve Trust, stewardship refers to the monitoring and management of existing units to ensure that the open space protections described in the easement are occurring.

