

# CONSERVATION TOOLS

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

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## 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:

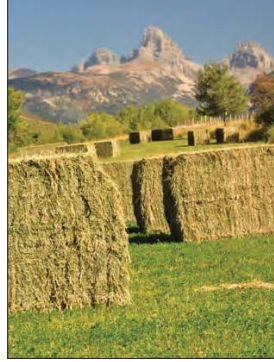
- **Agriculture Promotion**
- **Teton County Scenic Preserve Trust (TCSPT)**



# 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?*

Detrimental

Neutral

Instrumental

Non-development conservation

Continuation of agriculture

Better than 1 per 35

Maintain existing buildout

Shift development out of rural areas

Maintain rural character

Predictability

# 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.



# 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?*

Detrimental

Neutral

Instrumental



# 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.

