



Jackson Teton County

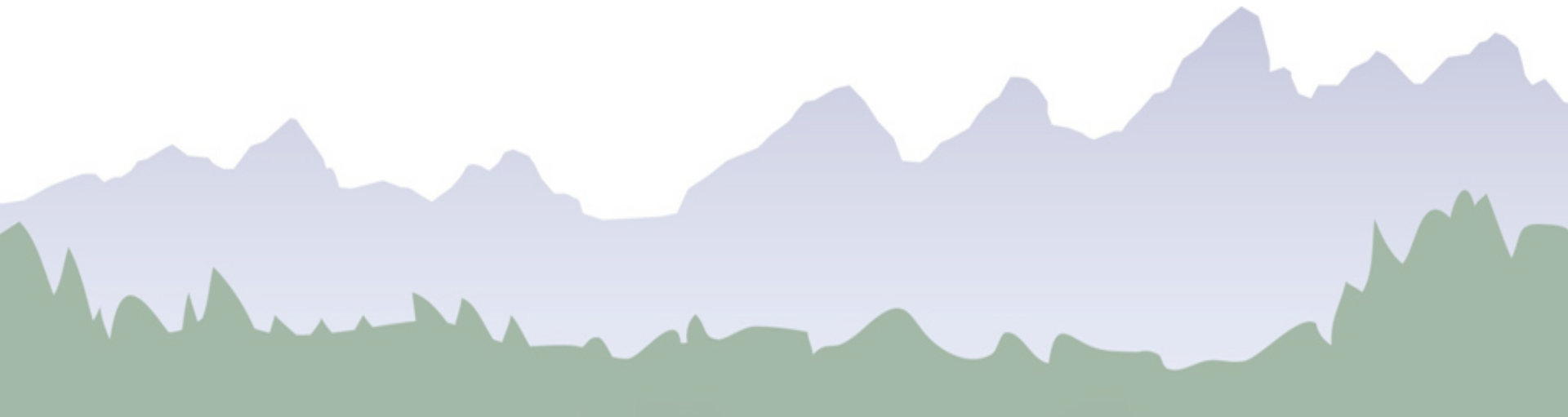
COMPREHENSIVE PLAN & LAND DEVELOPMENT REGULATIONS



LDR Restructure Release Presentation

LDR Restructure

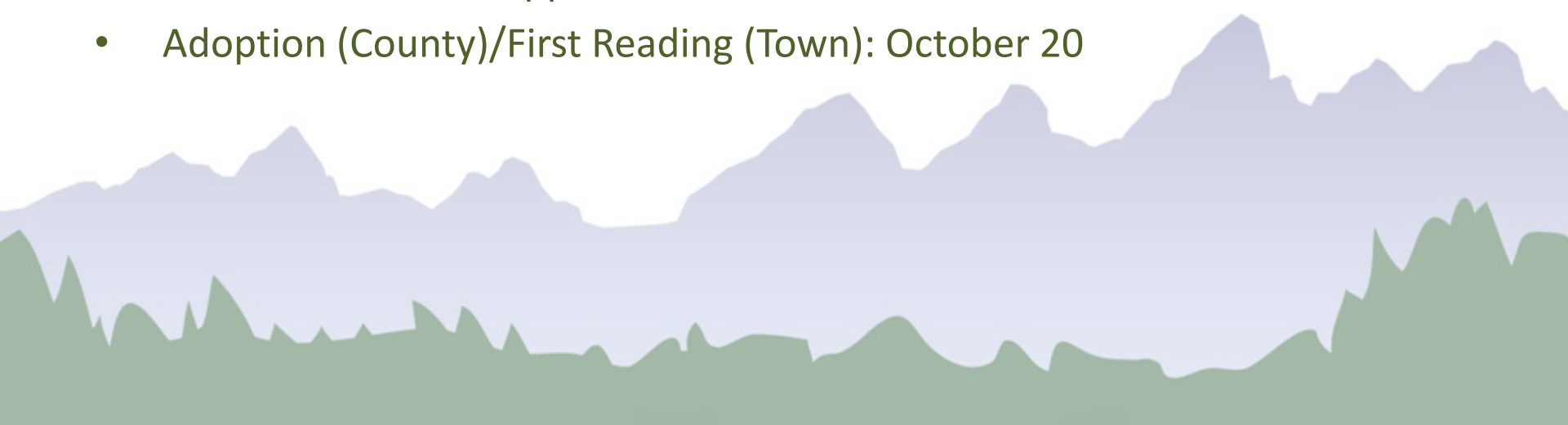
- Process for Review of Release
- Available Release Materials
- Restructure Overview



Schedule for Review of Release

- Release: May 28
- Public Review: May 28 - June 20
 - 4 Rollout Presentations
 - Town Planning Commission | 5:30 pm, June 4, 2014 (Town Hall)
 - Board of County Commissioners Workshop | 11:15 am, June 9, 2014 (BCC Chambers)
 - County Planning Commission | 6:00 pm, June 9, 2014 (BCC Chambers)
 - Town Council Workshop | 3:00pm, June 16, 2014 (Town Hall)
 - 6 Open Houses (BCC Chambers)
 - June 11,2014
 - 7:00am-8:30am
 - 11:30am-1:00pm
 - 5:30pm-7:00pm
 - June 18,2014
 - 7:00am-8:30am
 - 11:30am-1:00pm
 - 5:30pm-7:00pm
 - Meeting with Individual Groups as Requested


Schedule for Review of Release

- PC/TC/BCC Worksheet: Due to Staff June 30
 - Incorporate public comment
 - Jurisdictional Workshops: Week of July 14
 - Town TC/PC Workshop: July 14 (tentative)
 - County BCC/PC Workshop: July 15 (tentative)
 - Joint Planning Commission Hearings: July 28 – August 8
 - Joint TC/BCC Hearings: September 8 – September 19
 - Revisions Based on Approval: October 10
 - Adoption (County)/First Reading (Town): October 20
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- A decorative graphic at the bottom of the slide featuring a range of stylized mountains. The mountains are rendered in two colors: a light purple/lavender for the upper peaks and a dark green for the lower slopes and valleys. The style is simple and illustrative.


Format for Review of Release

- Establish List of Potential Modifications
 - Worksheets Due June 30 – incorporating public comment
 - Jurisdictional Workshops week of July 14
 - Joint PC Hearing
 - All potential modifications treated as “consent”
 - Pull out potential modifications to discuss
 - Propose any additional modifications for discussion list
 - Discuss and straw poll all modifications on discussion list
 - Vote to recommend approval with modifications
 - Joint TC/BCC Hearing
 - All PC recommended modifications initially treated as “consent”
 - Pull out PC recommended modifications to discuss
 - Propose any additional modifications for discussion list
 - Discuss and straw poll all modifications on discussion list
 - Vote to approve with modifications
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- A decorative graphic at the bottom of the slide featuring a range of stylized mountains. The mountains are rendered in two colors: a light purple/lavender for the upper peaks and a muted green for the lower slopes and valleys. The style is simple and illustrative.

Release Materials

- Release Memo
 - Process for review
 - Explanation of other documents
 - Summary Table of Changes
 - Relates old/new organization
 - Identifies significant content changes
 - Articles 1 and 8 – applicability and administrative procedures
 - Division 6.1 – use definitions and schedule
 - Comment Worksheet (Town and County)
 - Public worksheets “due” June 20
 - PC/TC/BCC worksheets due June 30
 - LDRs (Town and County)
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- A decorative graphic at the bottom of the slide featuring a range of stylized mountains. The mountains are rendered in two colors: a light purple/lavender for the upper peaks and a muted green for the lower slopes and valleys. The style is simple and illustrative, typical of a presentation footer.

Release Materials: Worksheet

- Column 1: Editorial Changes
 - Document clean-up that doesn't need public discussion
 - Examples: typos, symbol clarifications, formatting
 - Column 2: Content Changes
 - Modifications to sections of the LDRs that have changed with the draft
 - Examples: Article 1 or 8, or Division 6.1, any other change identified in the Table of Changes
 - Column 3: Future Changes
 - Modification to section of the LDRs that have not changed with the draft
 - Examples: Dimensional limitations, housing requirements, road design standards
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- A decorative graphic at the bottom of the slide featuring a range of stylized mountains. The mountains are rendered in two colors: a light blue/purple for the upper peaks and a dark green for the lower slopes and foreground. The style is simple and illustrative.

LDR Restructure Overview

Organization by Zone

Separation of Use and Development

General

Art. 1: Applicability

Art. 9: Definitions

Zone Specific Standards

Art. 2: Complete
Neighborhood Zones

Art. 3: Rural Area
Zones

Art. 4: Special
Purpose Zones

Standards Applicable to All Zones

Art. 5: Physical
Development
Standards

Art. 6: Use Standards

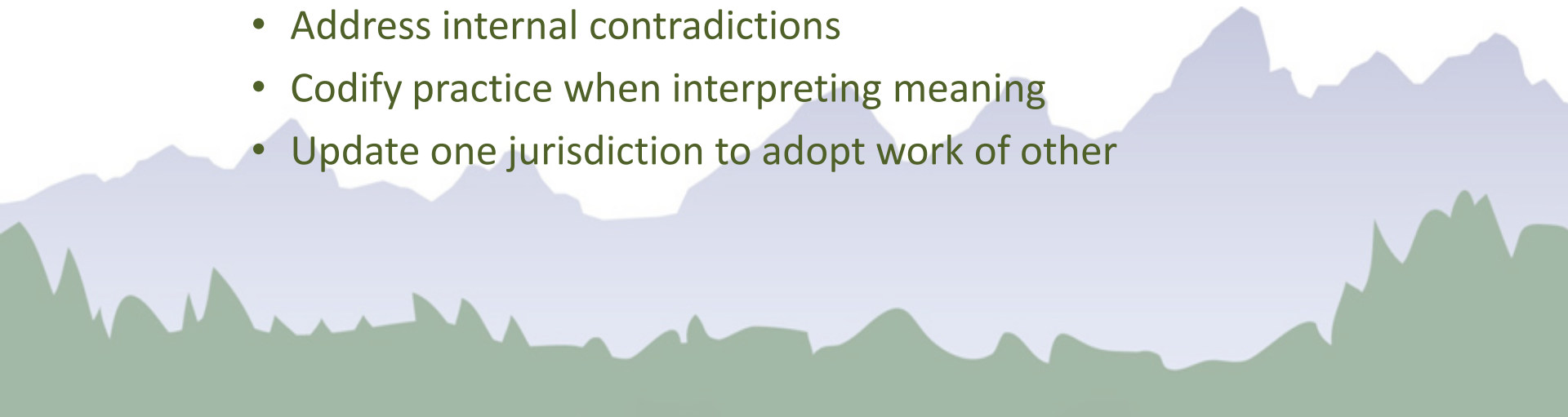
Art. 7: Development
Option & Subdivision
Standards

Administration

Art 8: Administrative
Procedures

Changes Proposed in Draft

- Content Neutral to the extent possible
- Major Content Updates
 - Article 1: Applicability and nonconformities
 - Article 8: Administrative procedures
 - Division 6.1: Use grouping, definitions, and schedule
 - PCSD and Working Ranch development options removed
- Other Necessary Updates
 - Address internal contradictions
 - Codify practice when interpreting meaning
 - Update one jurisdiction to adopt work of other



ARTICLE 1: APPLICABILITY



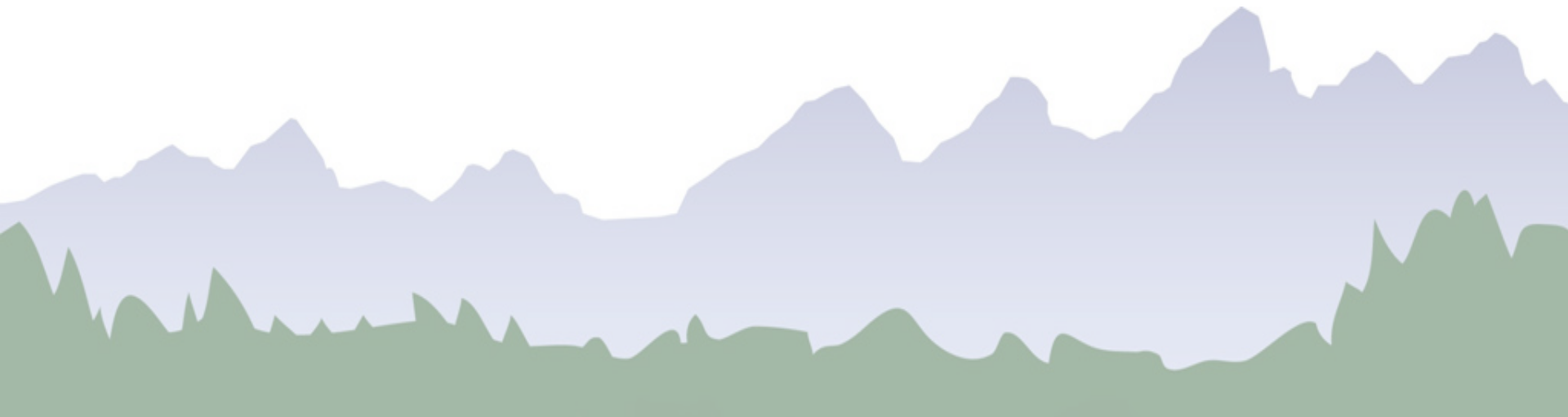
Applicability Standards Changes

Division	Changes
1.1 Title	none
1.2 Authority	none
1.3 Purpose and Intent	<ul style="list-style-type: none">• Updated to reflect policy direction from 2012 Comp Plan
1.4 Organization of the LDRs	<ul style="list-style-type: none">• New division outlines organization and philosophy of the LDRs
1.5 Applicability	<ul style="list-style-type: none">• Updated with relevant adoption date, etc.• New section on applicability of LDRs to governmental entities
1.6 Relationship with Other Regulations	<ul style="list-style-type: none">• New division how the LDRs:<ul style="list-style-type: none">•Relate to other laws by reference,•Address internal conflict•Address conflicts with other local regulations•Address conflicts with state or federal regulations•Relate to private agreements
1.7 Establishment of Zones	<ul style="list-style-type: none">• Updated to reflect policy direction from 2012 Comp Plan

Applicability Standards Changes

Division	Change
1.8: Transitional Provisions	<ul style="list-style-type: none">• Applied to any amendment, not just initial adoption• Establishes the LDRs in existence at the time of sufficiency as the applicable LDRs for review• Pre-application does not vest a project• Amendments to existing approvals will be reviewed under current LDRs
1.9: Nonconformities	<ul style="list-style-type: none">• Organized based on physical dev., use, dev. options structure• Various nonconforming standards consolidated• Less accommodating of continuation of nonconformities<ul style="list-style-type: none">• Period for <50% replacement of a phys. dev. lengthened to 5 years• Entire site must comply if project >50% of total improvements value• Nonconforming use expansion limited to 10%• Change to another nonconforming use prohibited• Town Council discretionary extension or a nonconforming use deleted• Subdivision of nonconformities prohibited except condominiumization of nonconforming uses in Town• Clarification that nonconformities run with the land and burden of proof is on landowner• Lack of a CUP defined as a nonconforming use
1.10 Severability	none

ARTICLES 2-4: ZONE STANDARDS



NEW STRUCTURE

Organization by Zone

Separation of Use and Development

General

Art. 1: Applicability

Art. 9: Definitions

Zone Specific Standards

Art. 2: Complete
Neighborhood Zones

Art. 3: Rural Area
Zones

Art. 4: Special
Purpose Zones

Standards Applicable to All Zones

Art. 5: Physical
Development
Standards


Art. 6: Use Standards

Art. 7: Development
Option & Subdivision
Standards

Administration

Art 8: Administrative
Procedures

Organization by Zone

- Why?
 - Most users start with a property
 - Focus on character
 - Context sensitive
 - Utilizes increasing digital paradigm
 - Each zone as a table of contents
 - Content Neutral...except
 - Internal contradictions
 - Practice different than letter
 - Zone Outline
 - A. Purpose
 - B. Physical Development
 - C. Use
 - D. Development Options and Subdivision
 - E. Zone Specific Standards
- 

Reformat: Zone Article Organization

Article 2		Article 3		Article 4		
Complete Neighborhood Zones		Rural Area Zones		Special Purpose Zones		
Character	Legacy	Character	Legacy	Resorts	PUD	Civic
	TSO UC UC-2 UR AC-ToJ AC-Co AR-ToJ AR-Co WC OP-2 OP-ToJ OP-Co BPR BP-ToJ BP-Co BC-ToJ RB MHP-ToJ NC-SF-ToJ NC-2 SU-ToJ		BC-Co MHP-Co NC-SF-Co SU-Co RU-ToJ RU-Co	Snow King Teton Village I Teton Village II Golf and Tennis Astoria	Legacy PUD-ToJ	P P/SP

ARTICLES 5-7: STANDARDS APPLICABLE TO ALL ZONES



NEW STRUCTURE

Organization by Zone

Separation of Use and Development

General

Art. 1: Applicability

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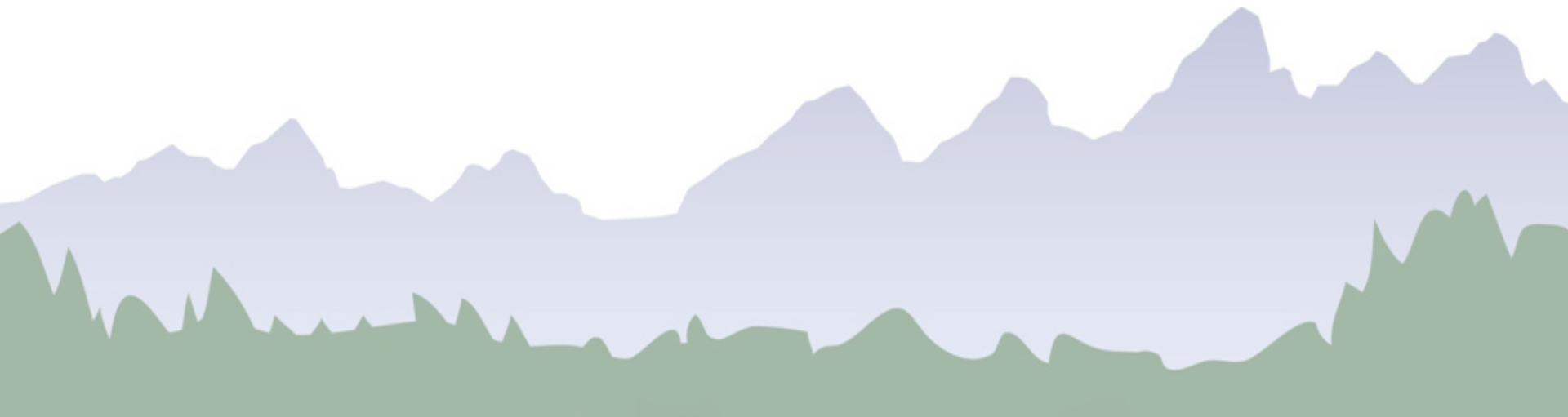
Reformat: Applicable to All Organization

Article 5 Physical Development
Natural resource standards including NRO, buffers
Scenic resource standards including SRO
Natural hazard standards
Landscaping Standards
Fencing Standards
Sign Standards
Grading, Erosion, Stormwater Standards
Design Guidelines (Town)

Article 6 Use
Use definitions and standards, including establishment of LO
Parking Standards
Employee Housing
Operational Standards (refuse, recycling, outside storage, noise, vibration, etc.)

Article 7 Development Options
Development Options (PRD, etc.)
Subdivision Standards
Open Space Standards
Affordable Housing
Development Exactions
Transportation Facilities
Required Utilities

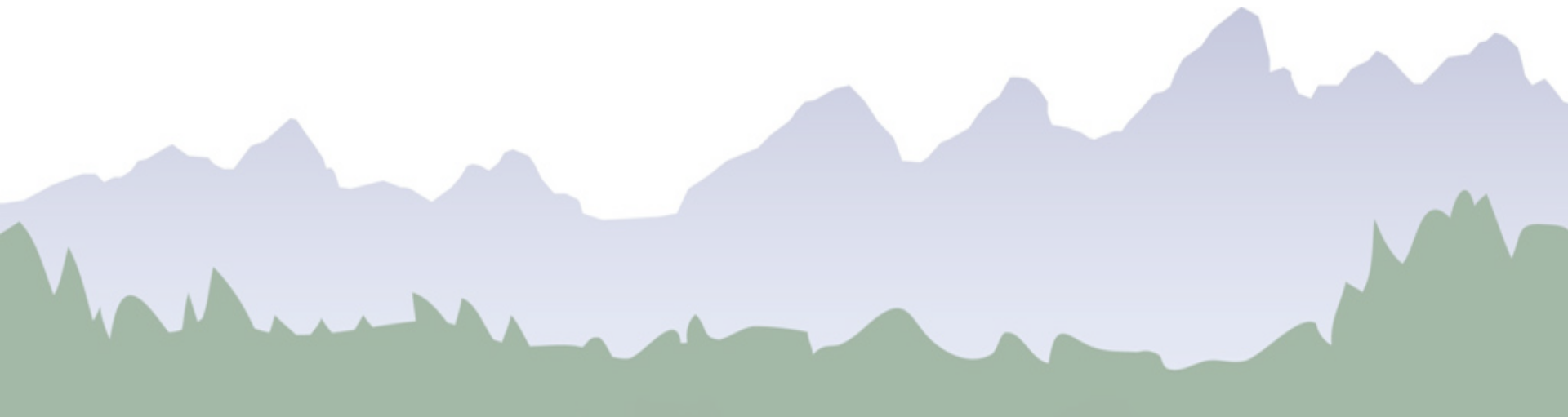
DIVISION 6.1: ALLOWED USES



Use Changes

New Groupings	Changes
Open Space Uses	<ul style="list-style-type: none"> • Grouped based on goal of preserving open space
Residential Uses	<ul style="list-style-type: none"> • Attached SFD and Apartment added • Dormitory and Group home split into separate uses
Lodging Uses	<ul style="list-style-type: none"> • LO established here
Commercial Uses	<ul style="list-style-type: none"> • Mini-warehouse became its own use • Ancillary Real Estate Office deleted • Nursery moved here, greenhouse moved to ag
Amusement and Recreation Uses	<ul style="list-style-type: none"> • Indoor recreation modified to developed recreation • Outfitter/Tour Operator moved here for base of operations
Institutional Uses	<ul style="list-style-type: none"> • Schools combined with daycare due to similar use characteristics
Industrial Uses	<ul style="list-style-type: none"> • none
Transportation and Infrastructure Uses	<ul style="list-style-type: none"> • Parking added as a principal use • Utility use permits focused only on large facilities
Accessory Uses	<ul style="list-style-type: none"> • Standards for all accessory uses developed • Guesthouse rolled into ARU (Town) • Home daycare rolled into Home Occupation/Business based on number of employees • Light industry, and heavy service allowed as home businesses
Temporary Uses	<ul style="list-style-type: none"> • Contractor's Office and Special Event deleted

ARTICLE 8: ADMINISTRATIVE PROCEDURES



Applicability Standards Changes

Division	Changes
8.1 General	<ul style="list-style-type: none">• Establishment of administrative manual<ul style="list-style-type: none">•Duties and responsibilities•Submittal requirements•Fee schedule•Other administrative clarifications
8.2 Common Procedural Standards	<ul style="list-style-type: none">• Standards applied generally moved to the general section• Organized by the steps in the process• EA process moved here• Neighborhood meeting introduced• Approval expirations better defined• Approval extensions removed• Performance Bonds updated• Amendments to approvals required to meet current LDRs• Only notice public hearings
8.3 Physical Development Permits	<ul style="list-style-type: none">• Minor Development Plan replaced by Building Permit

Applicability Standards Changes

Division	Changes
8.4 Use Permits	<ul style="list-style-type: none">• Basic Use Permit introduced to cover<ul style="list-style-type: none">• Minor Development Plan for a Use only• Change of Use• Temporary Use• Home Occupancy• Other administrative use permits
8.5 Development Option and Subdivision Permits	<ul style="list-style-type: none">• Subdivision standards separated from platting procedure• All boundary adjustments consolidated• Plat amendments moved to the general approval amendment section
8.6 Interpretations	<ul style="list-style-type: none">• Clarification of purpose of each procedure
8.7 Amendments	<ul style="list-style-type: none">• PUD process added because of legislative nature
8.8 Relief	<ul style="list-style-type: none">• Administrative adjustment process added• Appeal process updated to match existing practice
8.9 Enforcement	<ul style="list-style-type: none">• Reorganized to fit with overall procedure format

ARTICLE 9: DEFINITIONS

A stylized, low-poly mountain range graphic in shades of purple and blue, with a dark green foreground representing grass or trees, positioned at the bottom of the slide.