


PAGE	DIVISION	RECOMMENDATION
1-1	Table of Contents	Correct "1.4.2. Definitions" to the correct title: "1.4.2. Establishment of the Area of City Impact and Associated Regulations"
1-6	1.3.5	<p>Change the zoning on the parcels north of the Transfer Station</p> <ul style="list-style-type: none"> • RP05N46E304850 - Heavy Industrial to Rural Agriculture • RP05N46E305400 & RP05N46E305401 – Heavy Industrial to Preservation 
1-6	1.3.5	Create a "pop out" with the zoning map to show the small parcels zoned as Light Industrial and Heavy Industrial.
1-7	1.4.7	Copy the existing Driggs Area of City Impact agreements in Title 7 instead of using the "Reserved" language.
1-7	1.4.8	Copy the existing Tetonia Area of City Impact agreements in Title 7 instead of using the "Reserved" language.
1-7	1.4.9	Copy the existing Victor Area of City Impact agreements in Title 7 instead of using the "Reserved" language.
2-2	2.1.2.F.2.	<p>Change to Include impervious surfaces, including gravel.</p> <p>2. Lot coverage also includes impervious surfaces, including gravel, paved areas such as driveways, walkways, uncovered porches or patios, decks, swimming pools, parking lots, roof overhangs of over 2 feet, driveways, walkways, steps, terraces, and uncovered decks.</p>
2-6	2.4.1	<p>Exclude Sensitive Lands Setbacks from encroachments</p> <p>2.4.1. In General</p> <p>All buildings and structures must be located at or behind the required setbacks, except as listed below. Encroachments into Sensitive Lands Setbacks are not allowed. Unless specifically stated, no building or structure may extend into a required easement or public right-of-way.</p>
3-3	3.1.2	<p>Change "Coverage"</p> <p>Lot Coverage (max) 10,000 SF 50%</p>
3-3	3.1.2	<p>Change "Coverage"</p> <p>*Minimum lot area may not include "constrained land." Constrained land includes wetlands, floodways and floodplains, and slopes over 30% 25% which are 2,000 square feet or more of contiguous sloped area.</p>

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3-4	3.1.3	Change "Principal/Accessory Building Setbacks*" <ul style="list-style-type: none"> *Accessory Buildings, 200 ft² or smaller, may have reduced Primary, Side, and Rear setbacks of 12' min. All structures must meet the Sensitive Lands Setbacks identified in Div. 2.2.3. & Div. 13.3.1."
3-4	3.1.4	Change "Building Types Allowed" <ul style="list-style-type: none"> Accessory Building See also Div. 8.18 8.17
3-5	3.2.2	Change "Coverage" <ul style="list-style-type: none"> Lot Coverage (max) 10,000 SF 50%
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3-8	3.3.3	Change "Principal/Accessory Building Setbacks*" <ul style="list-style-type: none"> *Accessory Buildings, 200 ft² or smaller, may have reduced Primary, Side, and Rear setbacks of 12' min. All structures must meet the Sensitive Lands Setbacks identified in Div. 2.2.3. & Div. 13.3.1."
3-8	3.3.4	Change "Building Types Allowed" <ul style="list-style-type: none"> Accessory Building See also Div. 8.18 8.17
3-9	3.4.2	Change "Coverage" <ul style="list-style-type: none"> Lot Coverage (max) 10,000 SF 50%
3-9	3.4.2	Change "Coverage" <ul style="list-style-type: none"> *Minimum lot area may not include "constrained land." Constrained land includes wetlands, floodways and floodplains, and slopes over 30% 25% which are 2,000 square feet or more of contiguous sloped area.
3-10	3.4.3	Change "Principal/Accessory Building Setbacks*" <ul style="list-style-type: none"> *Accessory Buildings, 200 ft² or smaller, may have reduced Primary, Side, and Rear setbacks of 12' min. All structures must meet the Sensitive Lands Setbacks identified in Div. 2.2.3. & Div. 13.3.1."
3-10	3.4.4	Change "Building Types Allowed" <ul style="list-style-type: none"> Accessory Building See also Div. 8.18 8.17
3-11	3.5	Add a Note about Area of Impact <ul style="list-style-type: none"> "NOTE: The Rural Cluster District is intended for use in the Areas of City Impact only. Property in an Area of City Impact may be rezoned to Rural Cluster only after agreed to by both the County and City in accordance with Idaho Code 67-6526."
3-11	3.5.2	Change "Coverage" <ul style="list-style-type: none"> Lot Coverage (max) 10,000 SF 50%

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3-12	3.5.3	Change "Principal/Accessory Building Setbacks*" *Accessory Buildings, 200 ft ² or smaller, may have reduced Primary, Side, and Rear setbacks of 12' min. All structures must meet the Sensitive Lands Setbacks identified in Div. 2.2.3. & Div. 13.3.1."					
3-12	3.5.4	Change "Building Types Allowed" Accessory Building See also Div. 8.18 8.17					
3-13	3.6.1	Add another density option for Short Plats and Full Plats.					
		DEVELOPMENT ACTIVITY					
			Dwelling on a Legal Lot	One Time Lot Split	Land Division	Short Plat	Full Plat
		RA: Rural Agriculture, LA: Lowland Agriculture, FH: Foothills					
		Density Allocation	1 dwelling per legally created lot	1 lot per 10 acres	1 lot per 20 acres	1 lot per 10 acres	1 lot per 10 acres
		Open Space (min)	--	--	--	75%	75%
		Alternative Density Allocation #1	--	--	--	1 lot per 20 acres	1 lot per 20 acres
		Open Space (min)	--	--	--	50%	50%
		Alternative Density Allocation #2	--	--	--	1 lot per 30 acres	1 lot per 30 acres
		Open Space (min)	--	--	--	25%	25%
		Alternative Density Allocation #3*	--	--	--	1 lot per 40 acres*	1 lot per 40 acres*
		Open Space (min)	--	--	--	--	--
		*If Alternative Density Allocation #3 is used, the minimum lot size shall be 40 acres.					
		ARN: Agricultural Rural Neighborhood					
		Density Allocation	1 dwelling per legally created lot	1 lot per 10 acres	1 lot per 3.75 acres	1 lot per 2.5 acres	1 lot per 2.5 acres
		Open Space (min)	--	--	--	60%	60%
		Alternative Density Allocation #1	--	--	--	1 lot per 3.75 acres	1 lot per 3.75 acres
		Open Space (min)	--	--	--	40%	40%
		Alternative Density Allocation #2	--	--	--	1 lot per 5 acres	1 lot per 5 acres
		Open Space (min)	--	--	--	20%	20%
Alternative Density Allocation #3*	--	--	--	1 lot per 7.5 acres*	1 lot per 7.5 acres*		
Open Space (min)	--	--	--	--	--		
*If Alternative Density Allocation #3 is used, the minimum lot size shall be 7.5 acres.							
3-14	3.7.3.A.2	Remove <ol style="list-style-type: none"> 1. Single Entity Landowner A single landowner, such as an HOA, individual, or legal entity, may retain the open space. The responsibility for maintaining the open space and any facilities shall be borne by the single entity landowner. 2. Land Conservancy or Land Trust A land conservancy or land trust may own the open space. The responsibility for maintaining the open space and any facilities shall be borne by a land conservancy or land trust. 3. City or County A City or County may retain the open space. The responsibility for maintaining the open space and any facilities shall be borne by the City or County. 					

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3-15	3.7.5.A	Remove – this will change Div. 3.7.5.B and Div. 3.7.5.C to Div. 3.7.5.A and Div. 3.7.5.B, respectfully. A. Planning & Zoning Commission Authority The final determination as to which land must be protected as required open space will be made by the Planning & Zoning Commission.														
3-15	3.7.5.B.3	Change slopes information to be consistent with other sections. 3. Slopes above 30% 25% of at least 2,000 5,000 square feet contiguous area														
3-16	3.7.6.A	Add building exception A. Agricultural purposes and associated structures necessary for the agricultural use (including row and field crops, pasturage, horticulture, viticulture, sod farm, silviculture, and grazing. Feed lots or other concentrated animal feeding operations are not allowed in required open space.);														
6-3	6.1.2	Change “Lot” Area 7 acres 5 acres 7,000 SF min														
6-5	6.2.2	Change “Lot” Area 7 acres 5 acres 7,000 SF min														
8-35	8.16.1	Change “Definition” Defintiion A building type used in association with a bona-fide, revenue producing, agricultural operation, such as a barn, hay shed, or equipment shed. This building type may only be used for storage related to the agricultural operation on the property. To qualify for this building type, evidence of Farm Income must be provided to the Teton County Planning & Building Department. This building type may not be considered a dwelling.														
8-38	8.18	Add a note about applicability “NOTE: The standards in Div. 8.18 are only applicable for the Residential and Mixed Use Districts identified in Articles 4 & 5.”														
8-41	8.19	Add a note about applicability “NOTE: The standards in Div. 8.19 are only applicable for the Residential and Mixed Use Districts identified in Articles 4 & 5.”														
9-28	9.3.3.J.	Adjust fencing language J. Fences in the scenic corridor should be consistent with rural character, such as split rail, wire, or horse fences. Vinyl, chain-link, six (6) foot privacy, and wrought iron fences are not allowed.														
10-3	10.1.1.D.2.m	Fix typo for CUP reference See Div. 14.4 14.7														
10-4	10.1.2.C	Fix typo for CUP reference See Div. 14.4 14.7														
10-6	10.2	Add Special Event Facility to the REC District with a Conditional Use Permit. <table border="1" data-bbox="435 1562 1365 1612"> <tr> <td>Special Event Facility</td> <td>C</td> <td>C</td> <td>C</td> <td>C</td> <td>C</td> <td>--</td> <td>--</td> <td>--</td> <td>--</td> <td>P</td> <td>C</td> <td>--</td> <td>Div. 10.5.9.</td> </tr> </table>	Special Event Facility	C	C	C	C	C	--	--	--	--	P	C	--	Div. 10.5.9.
Special Event Facility	C	C	C	C	C	--	--	--	--	P	C	--	Div. 10.5.9.			
10-7	10.2	Add “as listed below” to “Wind Energy System” <table border="1" data-bbox="435 1661 695 1730"> <tr> <td>Wind Energy System, as listed below.</td> </tr> </table>	Wind Energy System, as listed below.													
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10-8	10.2	Add “as listed below” to “All Wireless Telecommunication Facility”, remove “All”, and remove dashes under Residential and Mixed Use Districts. <table border="1" data-bbox="435 1801 695 1892"> <tr> <td>All-Wireless Telecommunication Facility, as listed below.</td> </tr> </table>	All-Wireless Telecommunication Facility, as listed below.													
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10-8	10.2	Identify zoning districts for Indoor Recreation <ul style="list-style-type: none"> Not allowed in Rural Districts. Reserve for AOI zones. Add "--"
10-8	10.2	Identify zoning districts for Outdoor Recreation <ul style="list-style-type: none"> Allow Racetrack in Rural Agriculture with a Conditional Use Permit Allow Golf Driving Range in Rural Agriculture with a Conditional Use Permit All other Outdoor Recreation uses, that were not broken out separately, are not allowed. Reserved for the AOI zones.
10-8	10.2	Add "as listed below" to beekeeping in Table <div style="border: 1px solid black; padding: 2px; width: fit-content;">Beekeeping, as listed below</div>
10-8	10.2	Make Commercial Beekeeping a "C" in ARN zone
10-9	10.2	Change "Accessory uses not otherwise listed below, as determined by the Planning Administrator" to "Accessory Uses, as listed below". <div style="border: 1px solid black; padding: 2px; width: fit-content;">Accessory uses not otherwise as listed below; as determined by the Planning Administrator.</div>
10-9	10.2	Add Div. 10.9.15 Sleeping Unit to Accessory Uses – Permitted in the Rural Zones
10-11	10.4.1.C & 10.4.1.F	Remove "Community Center" from Public Use definition and include with Club or Lodge <p>F. Public Use</p> <p>Any building, structure, or use owned or operated by the federal government, State, County, City, or other municipality, or any authority, agency, board, or commission of the above governments, that is necessary to serve a public purpose, including but not limited to, government administrative buildings, post offices, police, fire and EMS stations, public health facilities, public works facilities, community-centers, and jails and correctional facilities.</p> <p>C. Club or Lodge</p> <p>A facility used for associations or organizations of an educational, fraternal, or social character, not operated or maintained for profit. This may also include community centers. Representative organizations include Elks, Veterans of Foreign Wars, or Lions.</p>
10-14	10.5.4.A, 10.5.4.B, & 10.5.4.C	Increase the number of rooms in a Bed & Breakfast to 5 (from 4), which will also change the number of rooms for a Boutique Hotel to "6 to 30 rooms" (from 5 to 30).
10-34	10.6.12.B.2.a	Fix typo for CUP reference See Div. 14.4 14.7
10-37	10.7.3.A	Add "Golf Course" and "Park, Recreation Field" to the list as #9 and #10
10-38	10.7.4	Change definition of Retreat Center to include sentence about housing that is in the existing definition. <p>10.7.4. Retreat Center</p> <p>A facility used by small groups of people to congregate temporarily for such purposes as education, meditation, spiritual renewal, meetings, conferences, social gatherings, seminars, or weddings and which may provide meals, services, and recreation for participants during the period of the retreat or program only. Such centers may not be utilized by the general public for meal or overnight accommodations. Housing for participants may be in lodges, dormitories, sleeping cabins (with or without baths), or in such other temporary quarters as may be approved, but kitchen and dining facilities shall be located in a single centrally located building or buildings.</p>

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10-39	10.8.3	<p>Change “Agricultural Commercial” for clarification</p> <p>10.8.3. Agricultural-Commercial</p> <p>The process of raising field, horticultural or garden crops or produce; the raising of domestic animals or fowl; or the planting of tree farms or sod farms for the purpose of commercial or personal production. This may also include the slaughtering of animals, except where it meets the definition of animal processing, identified in Div. 10.6.3.</p>
10-41	10.8.8	<p>Change to Urban Livestock Keeping – reserved for AOI</p> <p>10.8.8. Urban Livestock Keeping</p>
10-44	10.9.6.B	<p>Fix typo for CUP reference</p> <p>See Div. 14.414.7</p>
10-45	10.9.6.B.8	<p>Change number of clients that can visit for a Home Business</p> <p>8. Not more than an average of 6 clients a day are permitted to visit the home business.</p>
10-47	10.9.11.B.2	<p>Fix typo for CUP reference</p> <p>See Div. 14.414.7</p>
10-49	10.9.14	<p>Identify standards for Div. 10.9.14 Residential Solar Systems, Wind Turbines, Rainwater Collection Systems for setbacks.</p> <p>10.9.14. Residential Solar Systems, Wind Turbines, Rainwater Collection Systems</p> <p>A. Defined</p> <p>Renewable energy systems such as solar panels, solar thermal systems, and wind turbines, along with rainwater collection systems such as rain barrels and cisterns. This use must comply with required setbacks identified in Div. 2.4. See Div. 2.5.2. for height requirements.</p>
10-49	10.9.15	<p>Add Div. 10.9.15 Sleeping Unit to Accessory Uses</p> <ul style="list-style-type: none"> Defined as a detached structure, which may not be considered a separate dwelling. This means it may not include a bathroom, kitchen, and living area in the same structure.
10-51	10.10.4	<p>Add additional standards to Div. 10.10.4 Temporary Structures as Living Quarters.</p> <p>10.10.4. Temporary Structures as Living Quarters</p> <p>Temporary (non-winterized) structures such as yurts, RVs, park models, and seasonal cabins that do not meet the building code requirements for habitable space are not considered to be permanent residential structures, and therefore are not allowed as living quarters for more than 180 days in a single calendar year. A Temporary Structure must be registered with the Planning Department.</p>
11-23	11.3.1.F.1	<p>Remove “Off premise, outdoor advertising is prohibited”</p>
11-23	11.3.1.F	<p>Add Location provisions for vacant lots and vacant buildings to Div. 11.3.1.F Location.</p> <ul style="list-style-type: none"> Lots without a building are allowed a maximum of 6 sq ft of total sign area. Lots with vacant buildings are allowed a maximum of 6 sq ft of total sign area.
11-24	11.3.2	<p>Correct the type error - It should read:</p> <p>F. Any reflective or mirrored sign.</p> <p>G. Streamers.</p> <p>H. Inflatable signs, including but not limited to...</p>
13-5	13.2	<p>Add expiration dates to the studies/plans identified in this Article.</p>

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13-6	13.2.2.	<p>Correct the typos in the table in Div. 13.2.2</p> <ul style="list-style-type: none"> • Wildlife Habitat should be listed as “P” for Site Development, Conditional Use Permits, One Time Only, Land Division, Short Plat, and Full Plat. The requirements that trigger this study are listed in Div. 13.3.8. • Public Services/Fiscal Impact should be listed as “P” for Conditional Use Permits. • Make Fire a “P” for Land Division
13-24	13.3.8	<p>Div. 13.3.8. make the Wildlife Habitat Map the entire county.</p> <ul style="list-style-type: none"> • Study would only be required for all Full Plats using the maximum density. • Study could be required for grading permits if a certain area of land is disturbed, such as 1 acre
13-48	13.3.19	<p>Correct the typo in the table in 13.3.19.</p> <ul style="list-style-type: none"> • Parking should be listed as “R” for Full Plats.
14-3	14.1	Remove Planning Administrator Recommendations in the table in Div. 14.1 and throughout Article 14 for all Quasi-Judicial Applications.
14-19	14.5.12	Add a Division for Condominium and Townhome Plats.
14-42	14.9.2.E	Change discontinuance time from 180 days to 240 days.
15	15	Add all of the definitions for the Airport Vicinity Overlay in Article 9.
15	15	Add an ACRONYMS section to include all acronyms found in the document.
15-1	15	<p>Create a clear definition for an Agricultural Building.</p> <p>A building type used in association with a bona-fide, revenue producing, agricultural operation, such as a barn, hay shed, or equipment shed. This building type may only be used for storage related to the agricultural operation on the property. To qualify for this building type, evidence of Farm Income must be provided to the Teton County Planning & Building Department. This building type may not be considered a dwelling.</p>