



## Rural LDR Update: Adopted Motions

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### **Rural Land Development Regulation Text**

I move to **APPROVE AMD2015-0001**, the rural area LDR updates, dated November 20, 2015; effective April 1, 2016; finding pursuant to Section 8.7.1.C, Findings, that AMD2015-0001 is 1) consistent with purposes and organization of the LDRs, 2) improves the consistency of the LDRs with other provisions of the LDRs, 3) provides flexibility for landowners within standards that clearly define desired character, 4) is necessary to address changing conditions, public necessity and/or state or federal legislation, 5) improves implementation of the Comprehensive Plan, and 6) is consistent with other adopted county resolutions; subject to the following modifications:

1. Simplify language on use of existing easements for conservation development options
2. Clarify the intent that the prioritization of conservation values applies only to the configuration of the conservation area not the allowances of the conservation easement
3. Allow site area in any conservation easement to count toward minimum site area for a CUP in the R1 and R2, with a trigger for potential review of an existing CUP for cumulative impact if a conservation development option is proposed for the site
4. Remove the option to submit a grantee's baseline as documentation of conservation values on a site
5. Include "scenery and agriculture" in discussion of the intent of trying to do better than 1 per 35 in the R1 zone
6. Include "as determined by the holder of the conservation easement" in the allowance for a development area to be included in a conservation area
7. Clarify that access to a development area through a conservation area is not included in the calculation of maximum development area or excluded from the calculation of minimum conservation area

I further direct staff to evaluate the implementation of the rural area LDR updates and propose a list amendments to address any needed clarifications or unintended consequences approximately 1 year following adoption.

### **Rural Zoning Map**

I move to **APPROVE ZMA2015-0001**, the rural area zoning map updates, posted November 20, 2015; effective April 1, 2016; finding pursuant to Section 8.7.2.C, Findings, that ZMA2015-0001 is 1) consistent with purposes and organization of the LDRs, 2) improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan, 3) is necessary to address changing conditions or a public necessity, and 4) is consistent with other adopted county resolutions, subject to the following modifications:

1. The area including the Hoback River Subdivision errantly zoned P/SP in the map posted November 20, 2015 shall be zoned R3.
2. The Blue Mountain Bench shall be zoned R2.
3. Snake River BLM parcels to be transferred to the County shall be zoned P/SP.
4. The Rocky Mountain Greenhouse, Inc. property on E. Gros Ventre Butte shall be zoned R2.
5. Leave currently unzoned School Sections unzoned.

### **TCSPT Resolution**

I move to **APPROVE**, the **Open Space Resources Resolution of Teton County, Wyoming**, dated July 15, 2015.