



Mitzi Van Arsdell <mvanarsdell@tetoncountyidaho.gov>

Re: LDC Amendments

Joshua Chase <jchase@tetoncountyidaho.gov>

Fri, May 2, 2025 at 4:42 PM

To: James Weber <jweber@tetoncountyidaho.gov>

Cc: Mitzi Van Arsdell <mvanarsdell@tetoncountyidaho.gov>, Dan Leemon <dleemon@tetoncountyidaho.gov>

Thank you James. I think you have some really good ideas and are touching on some points that don't have good enough clarity right now.

On Mon, Apr 28, 2025 at 12:12 PM James Weber <jweber@tetoncountyidaho.gov> wrote:

Hi Sharon and Joshua,

See below for the proposed amendments that I sent over to Jade and Torin a few months back, and let me know if I need to provide more detail or if a general overview is fine at this point since we'll be discussing these more in depth at future meetings.

*LDC 5-8 OUTDOOR LIGHTING

- Add some clarity and additional information to what's already existing
- Add a picture of acceptable/unacceptable lighting examples, see attached. This is also the same image that many HOA's use throughout Teton County ID/WY, and it's also the same picture that is in Blaine County, ID code as well. (Blaine County is also a dark sky compliant county.)
- Holiday lighting: Add clarifying language of time period this is allowed: Maybe mid-November-mid January? Match Teton County, WY dates where holiday lighting is permitted since we're both Dark Sky Reserves?

*SUBDIVISION LANDSCAPING STANDARDS

- Clarifying or additional language re type and number of trees
- Add language addressing watering/keeping landscaping alive. Add language for necessary steps to address dead landscaping and noxious weeds.

*5-4-3 WILDFIRE HAZARD AREAS

- Clarify Section C, specifically how we define 'primary access roadway.'

*CHAPTER 2 ZONE DISTRICTS

- Figure out some possible solutions for better conservation or clustering solutions for landowners who have an unusual property configuration or who own multiple properties. Teton County WY has a few examples in their code, specifically the 'Rural Character Zone' in 3.2.1. See below for example:

3.2.1. Rules Applicable to All Rural Area Character Zones (4/1/16AMD2022-0004)

A. Rules of Measurement

1. Gross Site Area. All measurements in the rural character zones shall use Gross Site Area instead of Base Site Area

or Adjusted Site Area.

B. Sites with Multiple Lots of Record

Sites comprised of multiple lots of record in the rural character zones shall meet the following standards.

1. Agriculture Exempt. These standards, of this Section 3.2.1.B, shall not apply to agriculture use, physical development associated with agriculture use, and utilization of agriculture exemptions.
2. Design as a single site. A site comprised of multiple lots of record shall be reviewed as a whole for purposes of determining the most appropriate location for development or use.
3. Restriction Required. Area required to entitle physical development or use that is on a lot of record other than the primary lot of record of the physical development or use shall meet the following standards.
 - a. It shall be restricted through an instrument approved by the County Attorney and recorded against the lot of record.

b. The restriction shall terminate if the physical development is removed or the use is abandoned.

Thanks!

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P&Z Commissioner

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