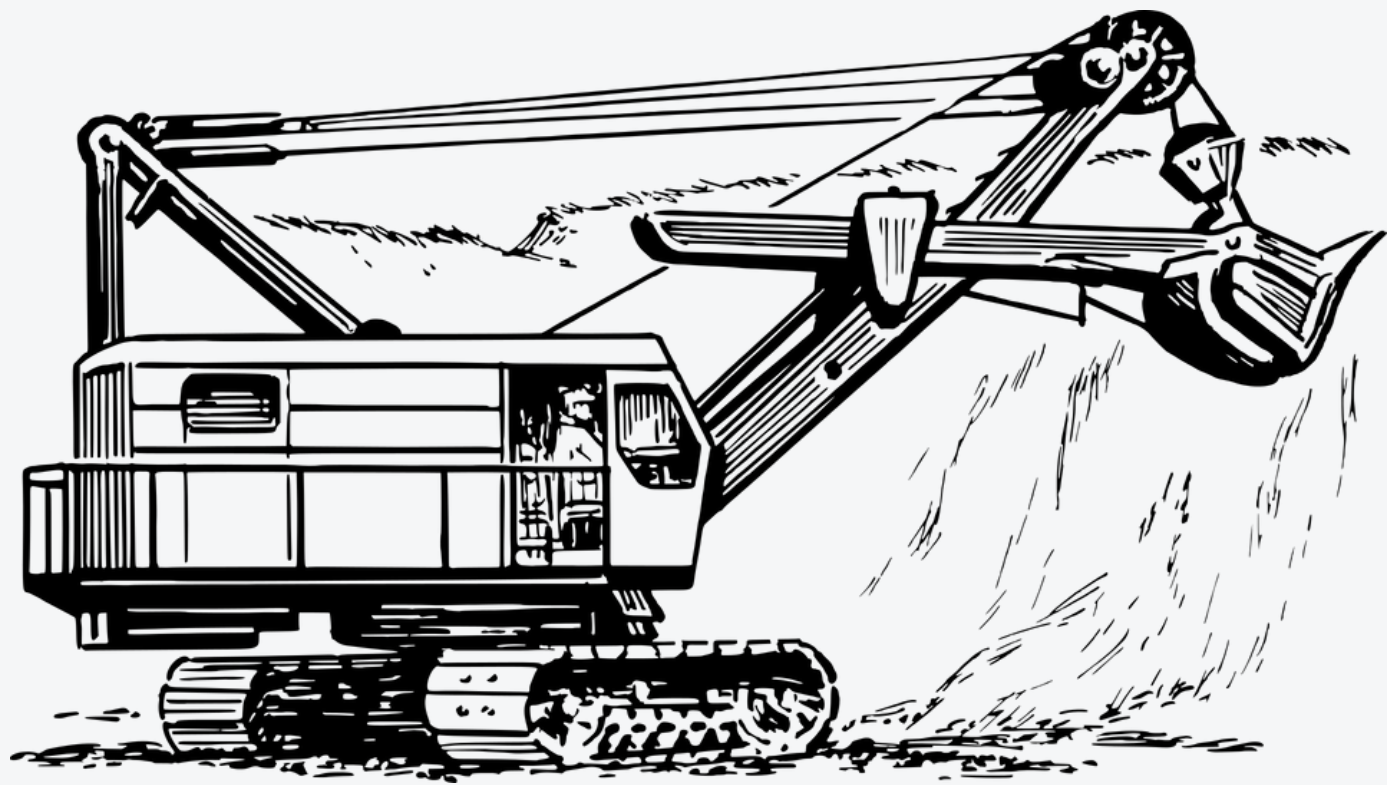


SMITH-COLLINS LDR AMENDMENTS

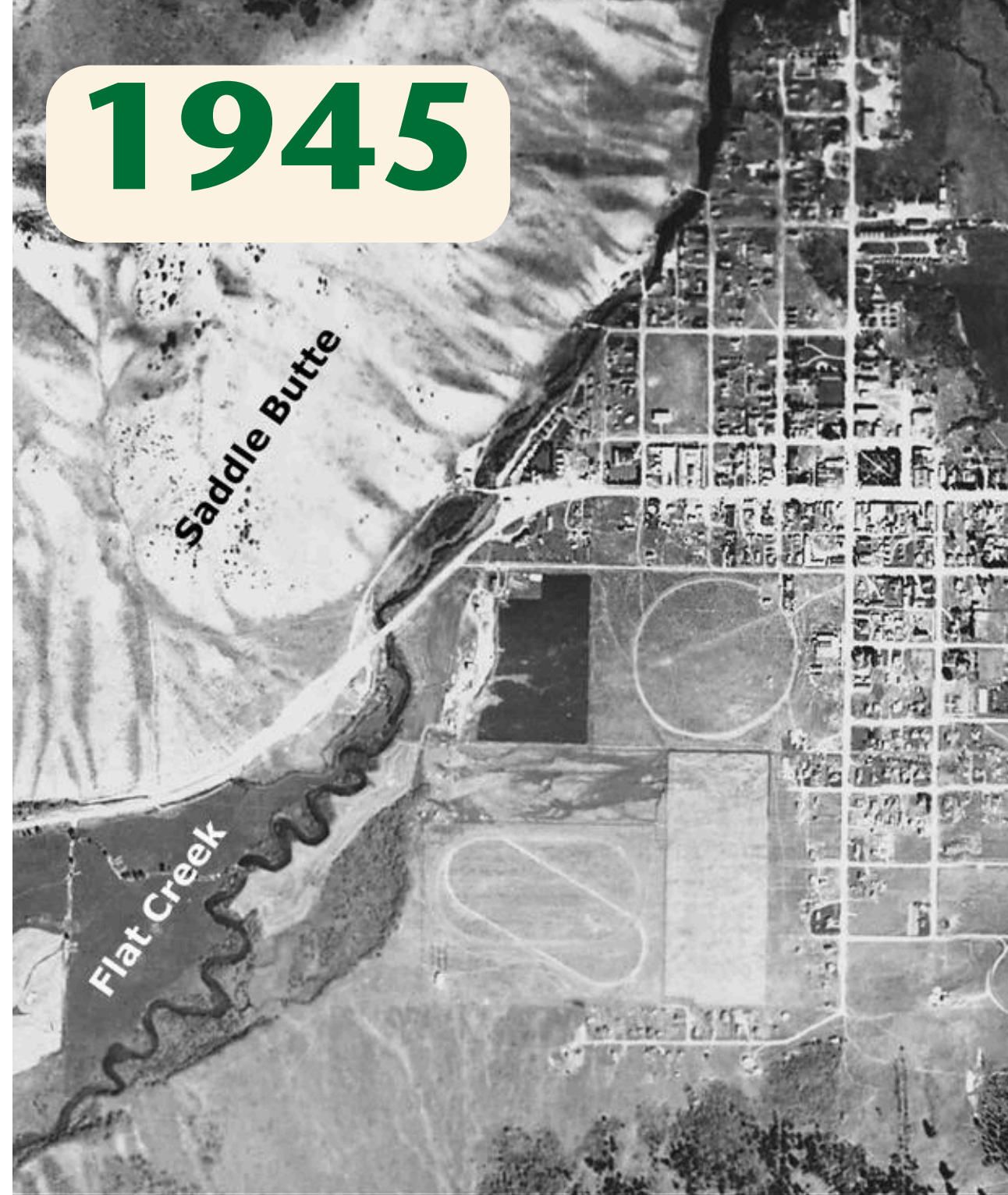
Teton County WY



TETON COUNTY NOW



Much of the remaining undeveloped property in Teton County contains steeply graded slopes or wetlands. Existing LDRs do not adequately account for this challenging type of development. This deck provides a brief description of proposed LDR amendments designed to protect wildlife and natural resources and account for the landscapes that define Jackson Hole.



OBJECTIVE



To update our LDRs, so they adequately account for complicated landscapes, natural resources, and wildlife!

COORDINATION



COORDINATE REVIEWS AND APPROVALS OF APPLICATIONS FOR GRADING AND DEVELOPMENTS

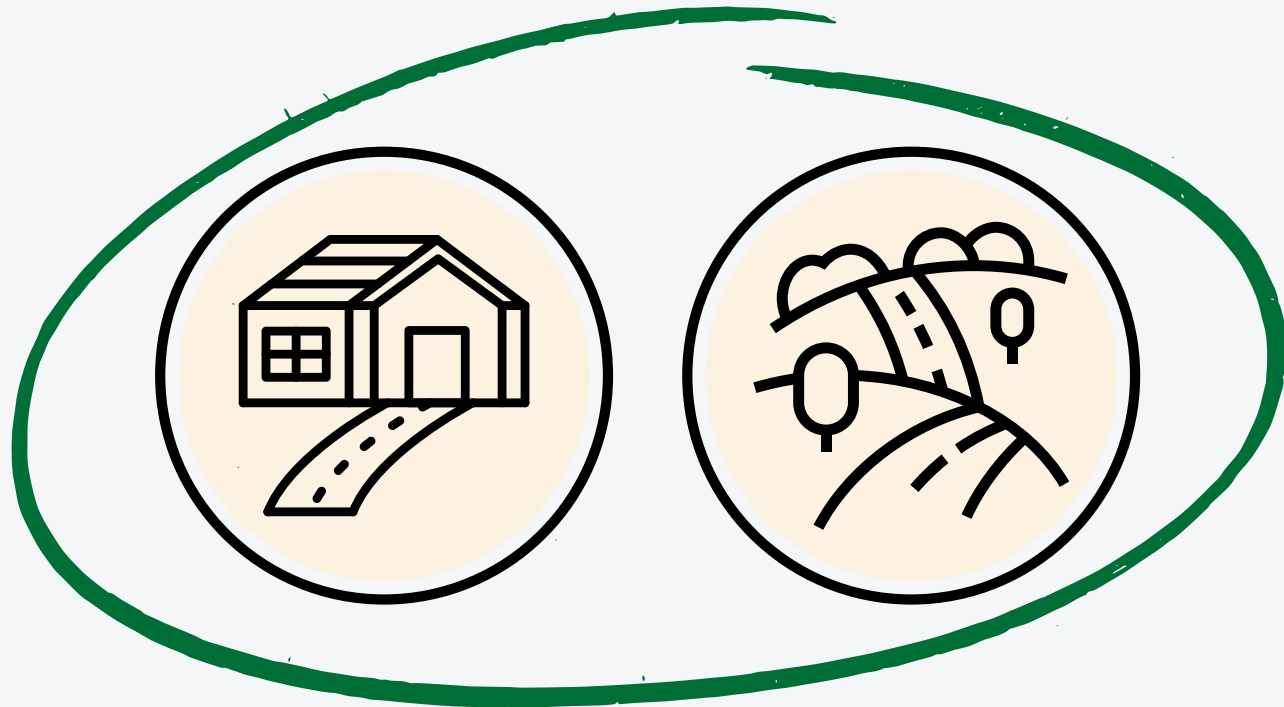
This amendment calls for concurrent review of grading and development applications and joint review by the planning, engineering, and the fire department for certain development proposals.

OBJECTIVE

To implement a logical sequence of the permitting processes to prevent mistakes (like those made along Fish Creek Road). This amendment would ensure that grading applications and development plans are reviewed and acted upon concurrently.

This amendment mandates interdepartmental cooperation and coordination for increased accountability. While current LDRs allow for logical coordination between departments, they do not facilitate this cooperation.

ROADS AND DRIVEWAYS



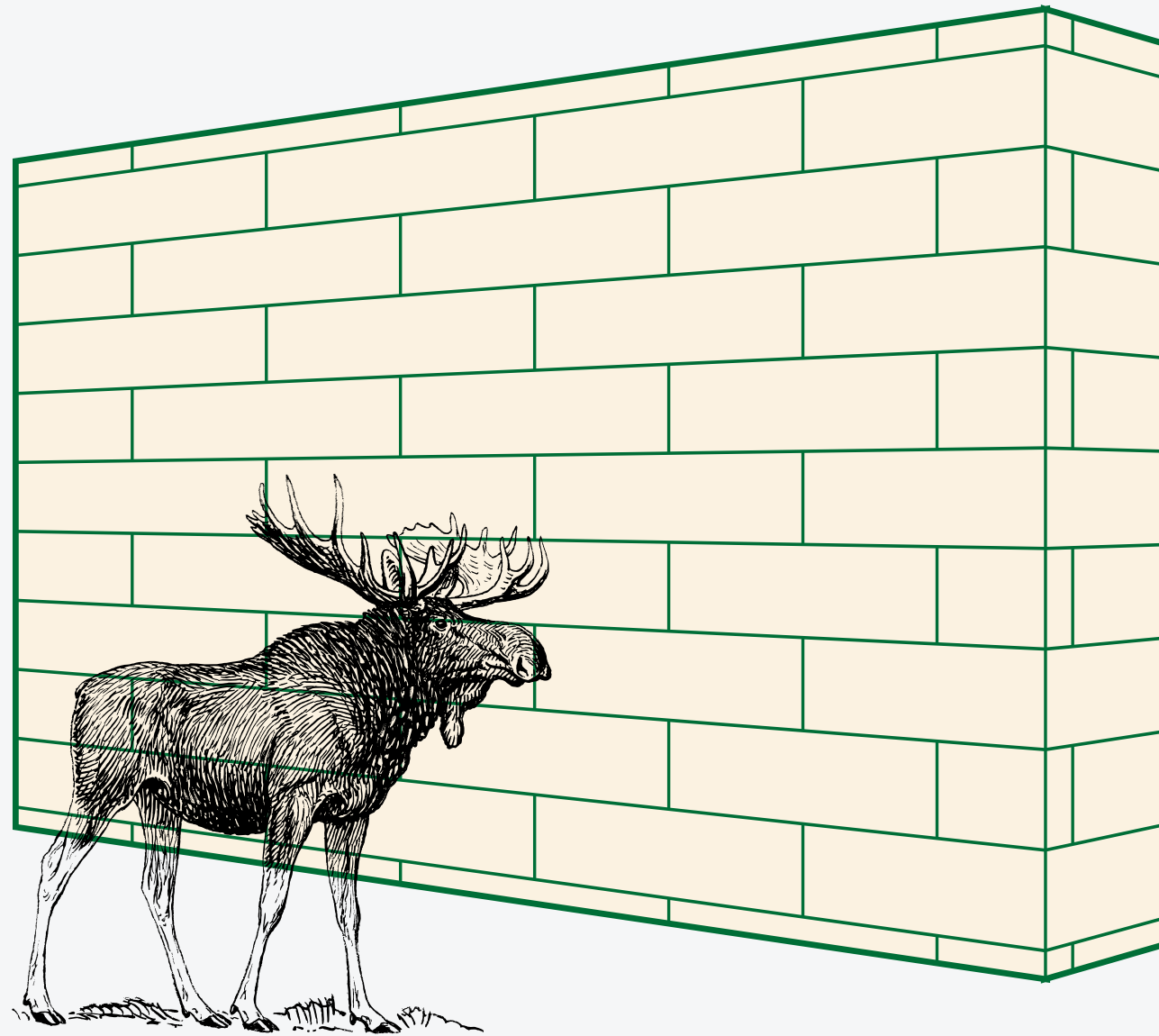
INCLUSION OF CONTEXT-SENSITIVE ROAD AND DRIVEWAY DESIGNS

This amendment calls for driveways to be included in roadway standards. It also considers "context-sensitive" roads allowing for LDR flexibility so that roads and driveways may be approved with site-specific designs.

OBJECTIVE

Update roadway standards for the first time since 1978. This amendment would expand roadway considerations to include driveways, the most common type of "road" constructed. It will also reflect the community's new goals and approach to land use development. Current standards are generic and fail to address creative solutions.

RETAINING WALLS



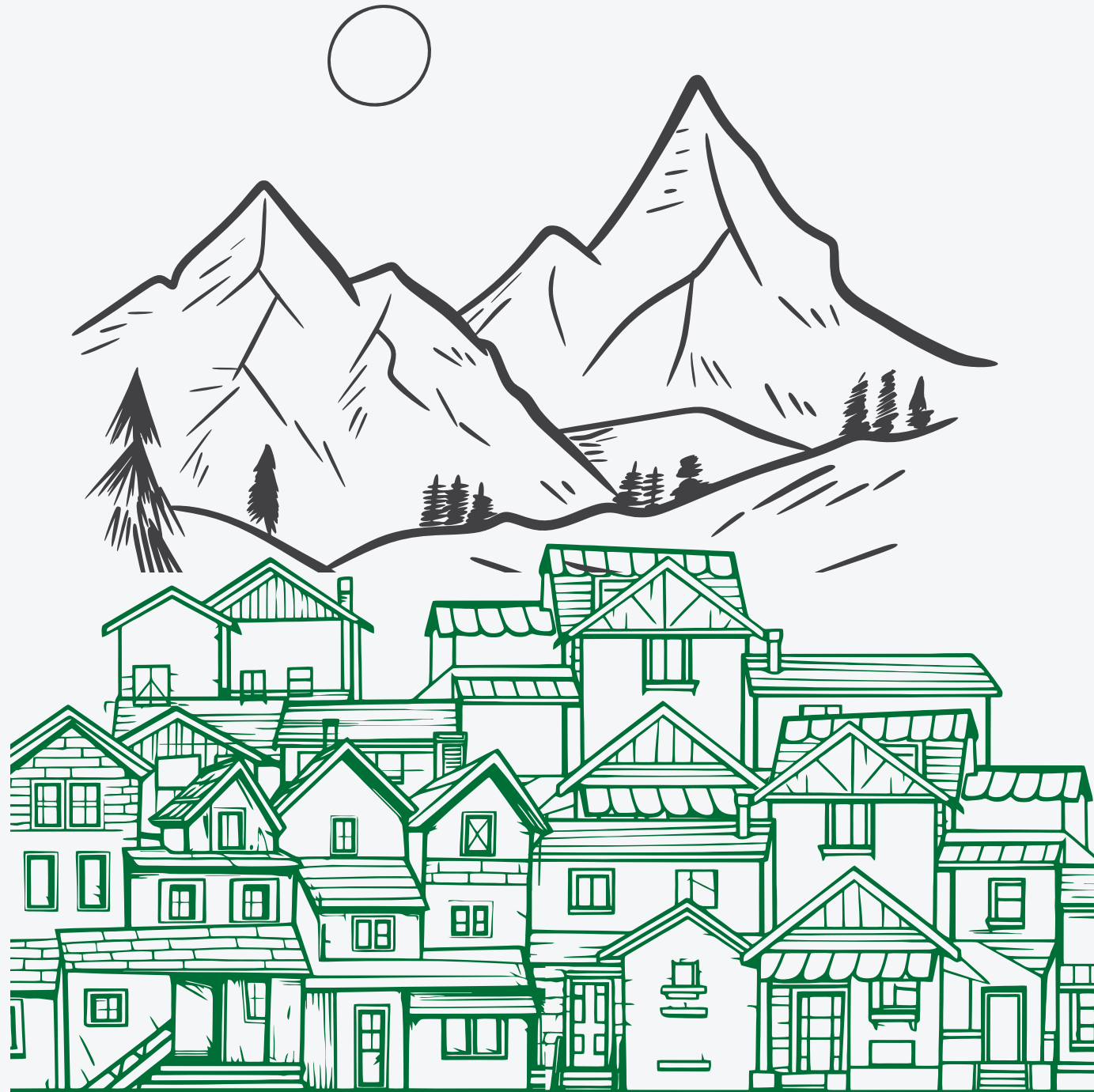
INTRODUCTION OF RETAINING WALL STANDARDS

This amendment calls for the introduction of retaining wall standards. This would close a significant gap in the LDR, requiring wildlife-permeable design.

OBJECTIVE

To address the increasing number of retaining walls built on slope-constrained sites. This amendment ensures that retaining walls allow wildlife permeability.

DENSITY BONUSES



RECALIBRATE DENSITY BONUSES: BASE SITE AREA (BSA) VERSUS GROSS SITE AREA (GSA)

This amendment calls for the calculation of density bonuses to exclude unbuildable land for any PRD in the R1, R2, and R zoning districts.

OBJECTIVE

Correct land value calculations to prevent developers from exploiting density bonuses that harm wildlife habitat. When calculating density bonuses for a PRD exclude unbuildable land (like river bottom or extremely steep slopes) from the equation.

SUMMARY

This list of amendments address issues that have been overlooked or unconsidered.

Teton County has the potential to become a national leader for communities like ours. We can be the yard stick by which other counties who are rich with natural resources and wildlife measure their success!

