



Board of County Commissioners

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August 27, 2007 - MINUTES of Motion for NON-REPEAL of TETON COUNTY PUD ORDINANCE

MOTION: Commissioner Trupp made a motion to: (1) uphold the Planning & Zoning Commission recommendation to not repeal the PUD Ordinance; and (2) utilize the following 9-point “PUD Directives,” as a means of moving forward. The motion was seconded by Commissioner Stevenson and passed unanimously.

PUD Directives:

1. Agree to extend Clarion contract as they previously proposed, authorizing them to focus on the PUD first and assist the county in getting a new quality PUD to public hearing before the end of 2007, or as soon as Clarion determines is feasible.
2. Work with Clarion to determine the best way to get public input—perhaps a large forum, followed by appointment of additional citizens to work with P&Z Commission, the BOCC, and Clarion.
3. With Clarion as facilitators, hold joint public meetings of P&Z and BOCC to work on the PUD, so that we end up with a product that both bodies will support, rather than working at cross purposes.
4. Instruct the P&Z to devote as much time as necessary for working on the PUD and related documents such as the PLUM (Projected Land Use Map), even if that means limiting the number of public hearings for development applications each month.
5. As suggested by Clarion, “Instruct the Planning and Zoning Commission to take a very hard look at each pending subdivision and PUD to ensure that they address each significant element of the comprehensive plan.”
6. BOCC commitment to take the same careful look at each subdivision and PUD application as suggested by Clarion, making sure that each development reflects the Comprehensive Plan goals, including but not limited to: impacts on the scenic corridor; concentration of higher densities near the cities; guiding placement of PUD open space to protect natural, scenic, and other significant features; protecting surface and groundwaters; conserving and protecting important habitat.
7. Instruct P&Z to follow Title 9 Chapter 6 ordinances and ask for studies and evaluations that need to be provided with PUD and large subdivision applications or any developments in areas of critical concern, and ensure that those studies are adequate and accurate and that developments are designed to reduce or avoid adverse impacts identified in those studies
8. Insist that PUDs and large subdivisions provide a detailed analysis of impacts on public facilities and propose realistic and effective steps to mitigate them.
9. Notify the public that applications will be scrutinized more carefully from now on, and that final hearings with the Board of County Commissioners will not be rubber stamp events. Based on findings, the BOCC may approve with conditions or may even reject applications that are inconsistent with the Comp Plan, even if the P & Z recommends approval.