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C L A R I O N

MEMORANDUM

**To: Teton County Board of Commissioners
PUD Working Group**

From: Clarion Associates

Date: April 7, 2008

RE: Recommended Revisions to PUD Regulations and Related Land Use Controls

As you know, over the past six months, Clarion Associates has prepared three background papers on PUD-related issues and has met with the Teton County PUD Working Group three times to discuss those papers and related issues.

Based on those discussions, we have now prepared recommended revisions to Teton County's subdivision and zoning controls related to PUDs. The attached document is organized into three sections:

1. Revisions to former Chapter 7 (PUDs) of Title 9 (Subdivisions), which has now been renumbered as Chapter 5. This is the portion of the Teton County code that most directly addresses Planned Unit Developments.
2. Revisions to other Chapters of Title 9 (Subdivisions). These were necessary because in Teton County PUDs are treated as a form of subdivision and many of the regulations that we recommend changing were located outside of the PUD Chapter and applicable to other forms of subdivision as well.
3. Revisions to Title 8 (Zoning). These were necessary to avoid overlaps and inconsistencies between development standards in Titles 8 and 9. We consolidated all provisions related to "special" lands (hillside, wetlands, etc.) into Title 8 so that they will apply to all future development in Teton County (not just PUDs), and then cross-reference those standards in Title 9. This is in line with mainstream practice, which treats most development standards as zoning matters and then requires that subdivision applications comply with those standards.

We look forward to presenting and discussing these recommended revisions at the public forum scheduled for May 5, 2008.