

Revised PUD Fact Sheet

- **PUD History.** The need to revise our current PUD ordinance has been recognized for several years. VARD was advocating for changes as early as 2005. There have been several attempts at making changes, from a group of developers and stakeholders proposing their own draft PUD specifically designed for the north end of the valley, to a proposal to repeal the whole thing. This new draft represents a compromise agreement to update and revise the PUD without stopping PUD development in the meantime

- **The New Revised PUD Ordinance.** This new ordinance represents over 6 months of work by the PUD Working Group, consisting of all members of the P&Z commission as well as real estate, development, natural resource, farming, VARD, and Teton Valley Alliance representatives. Clarion Associates, a professional planning consultant with experience in the Rocky Mountain west has worked with the group and drafted the revised PUD ordinance. This document is a real community achievement in collaborative process!

- **Open Space.** The new requirements for what is considered open space in a PUD are much clearer and specific in this draft:
 - Land set aside as open space must be configured in not more than two large contiguous pieces.
 - Open space shall include areas in the hillside overlay, scenic overlay and wildlife habitat overlay, if those apply to the property.
 - Open space shall be contiguous with dedicated open spaces on adjacent parcels.
 - Open space shall be organized to protect adjacent agricultural areas.

Sustainable management of open space is also addressed since open space management plans will be required to include a dedicated funding source and guarantees that the land can be maintained in its intended use, e.g. recreational, agricultural, habitat.

- **New Study Requirements.** The revised PUD requires developments of a certain size to perform the following studies:

- Natural Resource Analysis
- Public Service/Fiscal Analysis
- Traffic Impact Analysis
- Analysis of potential school children resident in the proposed development

Unlike in the past, the developer will now be required to assess the impacts and costs of the development in each of these areas. They must show that their proposed mitigation is adequate to compensate for their impacts. Due to a lack of clear guidelines in the current PUD ordinance, many of the studies done in the past have been nothing more than inventories, and have not offered solutions.

- **Schools**. Our schools have been overwhelmed by rapid growth. The revised PUD ordinance brings schools to the forefront. Developers will have to quantify impacts to school system and propose how to mitigate these impacts.
- **Traffic**. Traffic studies are now required, instead of being discretionary. Clear standards are given to the developer for what must be included in these studies. This makes the development process more predictable and fair.
- **Overlay zones**. The current PUD ordinance does not clearly define when a development falls into a sensitive area such as a wetland or wildlife corridor. The revised PUD incorporates the better use of overlay mapping to show when developments are in certain sensitive areas. Detailed studies and mitigation will be required when a development is proposed in the following areas:
 - Airport Vicinity Overlay
 - Flood Plain Overlay
 - Scenic Corridor Overlay
 - Wildlife Habitat Overlay
 - Wetland Overlay
- **Density**. Density bonuses are one of the incentives for developers to use the PUD format for development. In the current PUD ordinance, up to 1100% increases in density are allowed. This has worked at cross-purposes to the very intent of the PUD: it is supposed to be a tool for preserving rural character in the county. The new PUD better supports

the goals of the comprehensive plan, and developers still get a density bonus above the underlying zoning.

- **Urban Reserve PUD.** The revised PUD ordinance proposes three different PUDs, depending on the size and/or location of the development. In VARD's opinion, one of the three, the Urban Reserve PUD designation, is unnecessary. The areas to which this Urban Reserve PUD would apply are already in the city impact areas. For example, the ordinance designates these Urban Reserve PUDs as ones to be serviced by municipalities.

Development and growth in Teton Valley have been contentious issues over the last few years, but this document represents a huge step forward for everyone. VARD is reviewing the draft revised PUD to make suggestions for fine tuning some of the technical language in order to strengthen the best attributes of the ordinance. VARD is thankful for all the effort and careful thought that has been put into this draft. The fruits of this collective effort represent a real community achievement that we can all be proud of.