Planning & Zoning

To: Teton County, Board of County Commissioners
From: Jade Krueger, Planning & Building Director
Date: June 30, 2026 – July 13, 2026 BoCC Meeting
Re: Corner Fox LLC Comprehensive Plan Amendment

Dear Teton County:

The amendment to an IR designation is inappropriate for the area. Commercial sprawl through creeping IR spot zoning and comprehensive plan amendments does not align with the goals of the comprehensive plan which indicate development should be directed towards existing population centers.

"The plan proposed efficient and logical growth patterns. A variety of land use areas protect the Valley's character and provide guidance and incentives for appropriate development types. The Plan projects a future where development is directed towards existing population centers in order to preserve the rural character and scenic valley vistas that drive our economy and quality of life. "

Industrial/Research: These areas are separate from the Town Neighborhoods and have low visibility from the scenic corridor and tourist centers. Most of these areas are currently undeveloped and utility services are available. Desired future character and land uses for Industrial/Research areas include:

- Light industrial
- Heavy industrial at the appropriate scale and in appropriate locations
- Cottage industries
- Safe and convenient street and pathway connections to towns
- Well maintained roadway connections to highways

The uses permitted within the IR zoning district fall well outside the description from the comprehensive plan. A key being that these uses should have low visibility from the Scenic Corridor. These parcels are directly abutting Highway 33.

It is the City's understanding that Teton County is pursuing a comprehensive plan update, where it would be appropriate to review future land uses holistically instead of single amendments and spot zoning.