AGENDA ACTION ITEM

DATE: 26 October 2026

TO: Board of County Commissioners

FROM: Billie Siddoway, County Administrator

RE: Action Item – Family Land Split

SUMMARY: The proposed family land split ordinance in this agenda packet incorporates the amendments and other changes discussed with general support at the previous meeting.

One provision remains unsettled. The Planning & Zoning Commission recommended that the average parcel size conform to the underlying density. This board expressed that at least one lot should be exempt from density considerations. The draft submitted here includes the amendment presented at the last meeting - to allow one lot split and then require density conformance for additional divisions. There was discussion of removing all density requirements. A compromise may be allowing two lot splits before considering density.

The density requirement is an quick fix, and staff should be able to make any desired changes during the meeting.

SUGGESTED MOTION: I move to adopt Teton Count Ordinance number 2026-1026, an ordinance of Teton County, Idaho amending the Land Development Code to create Family Land Divisions; amending Section 4-10.A.2 of the Code to exclude Family Land Divisions from the definition of subdivision; amending Section 4-12 to add Family Land Divisions; requiring a deed restriction, covenants, remedies, and reversion; preserving prior ordinances; providing for severability; and establishing an effective date.