

*Below are comments that Becky Tillson, Alliance Wildlands & Community Planning Associate, verbally presented at the Jan. 3, 2012, Teton Board of County Commissioners meeting regarding land development regulations for recreational park trailers (RPTs).*

Thanks for the opportunity to comment, and to you and staff for working on this new regulation.

Many of my comments are included in the staff report, but I do want to highlight a few additional things today. First, we are glad to see this type of land use will be regulated in the land development regulations in the future. Second, broadly, we see these units as structures and we would like to see this regulation reflect this.

Next, we do agree that since this regulation is not being put in place to bring existing sites into compliance, every expansion to an existing site should go through an application process, as established in section B – Applicability.

On the number of campsites, it might be helpful to see a statement clarifying that the other standards in this regulation (landscape surface ratio, setbacks, underlying zoning, etc.) take precedence over this one, and that 17 is a maximum. These are permanent, and they are structures, and depending on the site, this density may or may not be acceptable.

The seasonal closure section is helpful, but we would like to see more of a commitment to a rigorous review – or an Environmental Assessment – of the natural resource impacts of a new site or an expansion of an existing site to help the board make their decisions in the future, particularly when the sites are in sensitive wildlife areas.

In the Monitoring section, we would like to see the monitoring report include a clear provision that the county will visit the site periodically to ensure that it is in compliance with this regulation, as well as the specific application for each site.

Lastly, it would be good to see a mention of the employee housing calculation – even though the report is still pending from the Teton County Housing Authority. It would also be interesting to explore limiting RPTs to the Business-Commercial zone only.

Thank you for your work on this.