



**AGENDA**  
**TETON COUNTY PLANNING & ZONING COMMISSION**  
**PUBLIC HEARING**

Tuesday, April 8, 2025

5:00 p.m.

First Floor Commissioners' Meeting Room  
150 Courthouse Dr, Driggs, ID 83422

[ZOOM LINK](#)

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**A. Approval of Minutes for February 11, 2025**

**B. Chairman Business**

**C. Administrator Business**

**D. Action Items**

**1. 5:00 PM PUBLIC HEARING: Anderson Short Plat Final Hearing**

Carmen Anderson, the owner of 38.75-acres located at 8405 Baseline Rd in the Victor Area of Impact, is seeking to create a 3.88-acre parcel to contain the existing single family residence and a parcel encompassing the remaining acreage. The parent parcel, RP03N45E123603, is zoned AOI-2.5 and is not within any overlays. A short plat process was determined for the subdivision, subject to the requirements of the Victor AOI.

Legal Description: RP03N45E123603; SW4NW4 LESS TAX #6589 SEC 12 T3N R45E

**2. 5:20 PM PUBLIC HEARING: 6022 Fox Springs Variance Request**

The applicant is requesting a variance to develop a home, garage, and driveway within the 50' setback from delineated wetlands. An Aquatic Resources Inventory was completed for the property on June 20th, 2024, and revisited on September 17th, 2024. A preliminary jurisdictional determination from the U.S. Army Corps was granted on November 8th, 2024. The proposed single-family home, driveway, garage, and associated improvements would be built entirely on uplands. Parts of the development will need a variance due to encroaching the 50' setbacks from the delineated wetlands.

Legal Description: RP00266000040; LOT 4 FOX SPRINGS P U D SEC 34 T4N R45E

3. **5:40 PM PUBLIC HEARING: Ripple Ridge Ranch Subdivision Concept Hearing**

Ripple Ridge Ranch is a proposed 9 lot subdivision on two parcels of land totaling 318.3 acres located at 11248 N 5000 W, Felt. The zoning is RA-35, Rural Agriculture; 35-acre avg. density and the overlays include Big Game Migration Corridors and Seasonal Range, Priority Wetland and Sharp –Tailed Grouse Breeding Habitat.

Legal Description: RP07N44E368000; TAX #7634 SEC 36 T7N R44E;  
RP07N44E360015; TAX #7633 SEC 36 T7N R44E

E. **Adjourn**

- Information on the above application(s) is available for public viewing in the Teton County Planning and Zoning Office at the Courthouse between the hours of 9am and 3pm Monday through Thursday and 9am to Noon on Friday.
- The application(s) and related documents are posted on the County website at [tetoncountyidaho.gov](http://tetoncountyidaho.gov). on the **Planning Department** page under **Related Links, Planning Department Public Hearing Information**.
- Comments may be emailed to [pz@tetoncountyidaho.gov](mailto:pz@tetoncountyidaho.gov). Written comments may be mailed or dropped off at: Teton County Planning Department, 150 Courthouse Drive, Room 107, Driggs, Idaho 83422.
- Public Comments at this hearing are welcome as well as remote participation in the hearing. You may participate in the meeting through Zoom Teleconferencing at the following link: <https://us02web.zoom.us/j/81854768477>. Meeting ID: 818 5476 877.

Any persons needing special accommodations to participate in the above noted meeting should contact the Board of County Commissioners' office 2 business days prior to the meeting.