

TETON COUNTY, IDAHO | Board of County Commissioners

Written Decision for Artistic Stone Employee Housing

Special Use Permit

This is a written decision on the findings for the approval of the Special Use Permit for Artistic Stone Employee Housing under Teton County Land Development Code ("LDC"). (Adopted August 2022).

APPLICATION DATE:	October 4, 2024
APPLICANT & PROPERTY OWNER:	Luis Quiroz
PROPERTY:	RP006600000360; 1.14 acre parcel (1358 Driggs Centre Dr.)
PROJECT NAME:	Artistic Stone Employee Housing
PURPOSE OF APPLICATION:	To receive approvals for a detached accessory dwelling unit in the IR zone district for employee housing

Applicable Standards and Criteria for Application Evaluation:

- Teton County Land Development Code, Chapter 3 (§3-2, and §3-9-5) and §4-8
- Teton County Comprehensive Plan (A Vision & Framework 2012-2030)

Summary

Luis Quiroz, and his Company Artistic Stone, have been approved for a Special Use Permit on a 1.14-acre parcel located on lot 36 of the Driggs Centre Business Park (1358 Driggs Centre Dr.). This Special Use Permit permits one 900-square-foot employee housing unit to be located on site. Artistic Stone will develop industrial buildings on this lot to conduct their business and the employee housing will strictly be for employees of Artistic Stone.

NOTICE: Legal notices were posted in Teton Valley News on January 8 and January 15, 2025. Property owners within 300 feet were notified by letter on January 3, 2025. The property was also posted on January 16, 2025.

HEARING DATE: January 31, 2025.

Board Members Present: Ron James, Brad Wolfe, and Michael Whitfield.

Applicant(s)/Representative(s) Present: Luis Quiroz, Madeline Newell, and Jonathan Gallup.

Motion

The motion was made that the application meets the criteria found in Teton County Land Development Code Section §4-8, §3-2, and §3-9-5 (with the following conditions), and that the Special Use Permit for Artistic Stone Employee Housing is approved.

1. Lighting: Outdoor lighting, current and future, shall comply with the Outdoor Lighting provisions of the LDC, Section 4-8. Teton County Dark Sky Ordinance should also be enforced.
2. Onsite Inspection: The planning administrator may determine that there is a need for an inspection at any time.
3. Artistic Stone shall annually supply documentation that the residents of the unit are employees.
4. Employee housing unit will not be used for short term rentals.

5. Any additional units would require an SUP modification. The additional units must be clustered with existing employee housing unit and meet all setback requirements.
6. Employee housing units on all future development will require septic connection permitting from the City of Driggs.
7. Employee housing shall be on the same parcel as Artistic Stone will be operating out of.

AYES (3): Ron James, Brad Wolfe, and Michael Whitfield.

Conclusions

Having given due consideration to the application and materials presented, and to the criteria of approval called out in the staff report, the Teton County Board of County Commissioners hereby makes the following conclusions:

1. The use is not in conflict with the Teton County Comprehensive Plan or LDC and the conditions above are established to minimize adverse impacts on the surrounding land uses.
2. The scope of the permit shall be limited to the materials submitted with the application, including the site plan, dated October 3, 2024. The approval date is January 31, 2025.
3. The proper legal requirements for advertising this public hearing have been fulfilled as required by Idaho Code, Title 67; Section, 67-6512 Special Use Permits, and Title 8, Section (8-6-1-B-4) of Teton County Code. The public hearing for the Board of County Commissioners was duly noticed in the Teton Valley News on January 8 and January 15, 2025. A notification was sent via mail to surrounding property owners within a 300-foot buffer on January 3, 2025. A notice was posted on site on January 16, 2025.

Brad Wolfe
Chair of Teton County Board of County Commissioners

Date

NOTICE OF APPLICABLE RIGHTS

Applicants have a right to request a regulatory taking analysis of this decision pursuant to Idaho Code § 67 8003. Further, per Idaho Code § 67-6535, and in accordance with Idaho Rule of Civil Procedure 84, an applicant or an affected person has the right to seek review of this decision.

CERTIFICATE OF SERVICE

I hereby certify that on this _____ day of February 2025, I served a true and correct copy of the foregoing document upon the following:

Jonathan Gallup – Resin Architecture (Applicant Representative) 305 1 st Street, Idaho Falls, ID 8340 jonathan@resinarchitecture.com	<input type="checkbox"/> Mailing <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Fax <input checked="" type="checkbox"/> E-Mail <input type="checkbox"/> Overnight Mail <input type="checkbox"/> Courthouse Box
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Clerk

