

TETON COUNTY, IDAHO | Board of County Commissioners

Victor Outpost reconsideration of AOI zoning/ Sean Litton

Zone Change

This is a written decision on the findings for the approval of the Zone Change Permit for Victor Outpost (landowner), under Teton County Land Development Code ("LDC"). (Adopted August 2022).

APPLICATION DATE:	January 6, 2025
APPLICANT & PROPERTY OWNER:	Victor Outpost LLC
PROPERTY:	Teton County Parcel Nos. RP04N45E356749, RP04N45E355250, RP04N45E354650, and RP04N45E352850
PROJECT NAME:	
PURPOSE OF APPLICATION:	A reconsideration of the BoCC's Written Decision issued December 23, 2024 regarding the Victor Area of Impact boundary change and the rezone of the Teton County Parcel Nos. RP04N45E356749, RP04N45E355250, RP04N45E354650, and RP04N45E352850.

Applicable Standards and Criteria for Application Evaluation:

- Teton County Land Development Code, 4-15 Appeals and Reconsideration

Summary: The applicant is requesting a reconsideration of the BoCC's Written Decision issued December 23, 2024 regarding the Victor Area of Impact boundary change and the rezone of the Teton County Parcel Nos. RP04N45E356749, RP04N45E355250, RP04N45E354650, and RP04N45E352850 from AOI-2.5 to RR-20. The property was rezoned as a result of renegotiation of the boundaries of the City of Victor's area of impact (AOI). The owner is specifically requesting a change of zoning to RN-5.

NOTICE: Legal notices were posted in Teton Valley News on March 26, and April 2, 2025. Property owners within 300 feet were notified by letter on March 21, 2025. The property was also posted on April 2, 2025.

HEARING DATE: April 14, 2025.

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

Applicant(s)/Representative(s) Present: Sean Litton

Motion

OVERTURNING

Having concluded that the Review Criteria of a request for reconsideration for a zoning change found in the Teton County Land Development Code, Sections 4-5, 4-15, can be satisfied I move to OVERTURN the written decision only in relation to the requested parcels and APPROVE the request for a rezone for Victor Outpost to the RN-5 zoning as requested in the application materials submitted January 6th, 2025 with the following findings:

Given the uncertainty of the future both the applicant and City of Victor, and considering the surrounding area and abutting RN-5 areas, it does not conflict with the Comprehensive Plan, it is in the county's best interest to approve this action.

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 January 6, 2025. The approval date is April 14, 2025.
3. The proper legal requirements for advertising this public hearing have been fulfilled as required by Idaho Code, Title 67; Section, 67-6509 notice and procedural requirements, 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 March 5th and March 12th, 2025. A notification was sent via mail to surrounding property owners within a 300-foot buffer on February 28th, 2025. A notice was posted on site on March 13th, 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 28th day of April 2025 I served a true and correct copy of the foregoing document upon the following:

Sean Litton sean@thepeninsulaco.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

