



TETON COUNTY
BOARD OF COUNTY COMMISSIONERS MINUTES

May 27, 2025
9:00 a.m.

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

Commissioners Present:	Brad Wolfe
	Ron James
	Dan Powers
Staff:	Kim Keeley, Clerk
	Darryl Johnson

- 1. MEETING CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADOPT AGENDA**

MOVER: Dan Powers

SECONDER: Ron James

Approve the agenda.

- 4. ACTION ITEMS: CONSENT AGENDA**

MOVER: Ron James

SECONDER: Dan Powers

Approve items 4.1, 4.2, 4.3 on the consent agenda as presented.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

1. Claims Report
Approve the Claims Report as presented.
2. Alcohol Beverage Licenses
3. Certificate of Residency
4. Action Item – Payroll Forms

MOVER: Ron James
SECONDER: Brad Wolfe

Approve payroll forms as presented.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

5. OPEN MIC

Ida Hansen, Tetonian resident, presented the Board with Title 42 ch 2 that outlines the protected rights in Idaho. The number one protected right is water. She had a complaint about road work impacting her irrigation ditch.

Robert Boyles spoke in regards to the County's code enforcement and public records request policies.

Dave Hudasko, from RAD Curbside, requested a work session to discuss the Transfer Station.

6. PUBLIC APPEARANCE

1. 10:40 am MT - DISCUSSION ITEM – Public Appearance Troy Christensen, TVCH CEO

Troy Christensen, CEO of Teton Valley Health, reviewed the quarterly financial reports and a brief discussion of current issues facing the Hospital. The financial picture has improved but the hospital is still struggling to obtain grants because they do not have enough assets (the County still owns the property).

7. PUBLIC WORKS

1. Report: Public Works Dept. Update

Public Works Director Darryl Johnson responded to Ida Hansen's complaint. He has the Road & Bridge department working with the Watermaster to fix the issue.

The Board asked to have the Weed Manager present his work plan for the summer. Cameron Hieronymus was present and gave a brief overview of the timeline for the complaint letters. He stated that spraying weeds on private property would require contracting the process out.

Mr. Johnson then presented his report.

Landfill Haul Contract. The current contract expires 6/30/25. The Eastern Idaho Solid Waste District has volunteered to haul until the landfill opens. The EISWD will haul for \$2.75/mile, significantly less expensive than the current contract.

2. Action Item – 10'x20' Storage Shed Purchase

MOVER: Ron James

SECONDER: Dan Powers

Approve the purchase of a 10'x20' storage shed from Old Hickory Sheds for the Prosecuting Attorney's record storage. \$7,200 purchase to be paid from line items 001-17-80500 and 001-09-80200.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

8. CLERK

1. Action Item: Approval of Minutes

MOVER: Dan Powers

Approve the minutes as amended.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

2. Action Item: Canvass of 5/20/2025 Election

MOVER: Brad Wolfe

SECONDER: Ron James

Approve the 5/20/2025 Election Canvass as presented.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

3. Discussion Item: FY26 Draft I Budget

The Clerk presented a first look at the Department Head budget requests. She reported that the attached budget summary has an error in a formula on the spreadsheet and the shortfall is likely closer to \$1.8 million dollar. A revised budget will be presented at the June 8th meeting. Department head meetings with the Board won't be held until June 24th and 25th so most work on the budget will happen after that.

9. OPERATIONS

1. 11:30 am MT - Action Item – Coroner Budget Opening

Coroner Theresa Lerch was present to answer questions. She stated that the number of autopsies is variable and unpredictable and she does not necessarily consider this a trend.

MOVER: Brad Wolfe
SECONDER: Dan Powers

Open the budget to move remaining cash to 01-06-42036 in the amount of \$20,000 to pay for unexpected autopsies.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

10. COMMISSIONERS

1. COMMISSIONER'S REPORTS

Brad Wolfe Reports

Attended the Eastern Idaho Solid Waste District meeting. That Board worked on the FY26 budget.

Ron James Reports

Met with the founders of B on 33 to discuss beautifying the bike path with wildflowers and benches.

Met with local librarians to discuss their operations.

2. Action Item – Commissioner Assignments

The Board made some adjustment to committee assignments and reassigned prior Commissioner Whitfield's committees. No formal actions taken.

Approve the Commissioner assignments as discussed.

3. 11:00 am MT - EXECUTIVE SESSION: 74-206(1)(b) Personnel

MOVER: Brad Wolfe
SECONDER: Ron James

Go into executive session per Idaho Code 74-206(1)(b) personnel.

Roll call vote.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

4. 2:30 pm MT EXECUTIVE SESSION: 74-206(1)(f) legal

This executive session was not held due to time constraints.

Go into executive session per IC74-206(1)(f) legal

5. DISCUSSION ITEM: Code Violations re: Pine Drive

This item was not discussed.

11. PROSECUTOR

1. Discussion Item: Prosecutor To Discuss FY26 Budget

The Board and Clerk met with the Prosecutor to discuss her FY26 budget requests because she will not be available on the schedule department head meeting days.

12. PLANNING AND ZONING

1. 1:00 PM - ACTION ITEM- PUBLIC HEARING: Northern Lights Subdivision Preliminary Plat Hearing

Planning Administrator Joshua Chase presented the staff report for the Northern Lights Subdivision preliminary plat hearing.

Brent Crowther, representing the applicant, commented on the request for clustering and improving the road. He does not believe clustering can be required and he didn't know why the County changed their policy on supplying gravel to developers to improve roads. Mr. Crowther gave an extensive description on how to measure the collective impact of development on ground water and methods to address it. He does not believe restricting the gallons per day effectively addresses that issue.

Mr. Chase reiterated that the ability to cluster is limited under Title 9.

Public comment opened at 1:42 PM.

Anne Callison speaking in opposition to the number of homes. She does not believe the information provided by Mr. Crowther regarding water quality is correct.

Gaylen Hellyer stated that the County does not maintain or plow 7000 N. She is opposed to the density of the subdivision.

Robert Stewart believes the information presented by Mr. Crowther is erroneous.

Becca Parkinson is opposed to the density of the development. She is asking that the number of lots be reduced.

Cody Hill spoke in opposition to the development. He is concerned about the traffic on Hwy 33, 7000 N and 1750 W.

Blair Perry spoke in opposition to the development. He too is concerned with traffic on 1750 W.

Troy Black spoke in opposition to the development. The roads in question do not meet County standards.

Jeanie Perry spoke in opposition to the subdivision. She echoed the concerns already voiced regarding water, traffic and wildlife issues.

Diane Stewart urged the Board to uphold the prior denial of this subdivision.

Sherry Weber is not opposed to the development but is opposed to the density and placement of lots.

Don Weber urged the Board to deny the application because the NP study has not been done.

Ben Broili spoke in opposition to the development for all the reasons already identified by prior speakers. In particular he is opposed to the density.

Niki Richards spoke in opposition due to concerns with traffic, roads, and all of the reasons cited by prior speakers.

Public comment was closed at 2:30 PM.

Brent Crowther stated that the development application complies with the County Code. The application reflects the vision of the landowners.

Board deliberation. The Board asked Mr. Chase if the NP Study that was done was sufficient. Mr. Chase stated that it needs further review by the County's consultant. He further stated that he does not know the cost to improve the roads, that would be a question for the Public Works Director..

Commissioner Powers voted no because he did not believe the timeframe was adequate to gather the required information.

MOVER: Ron James

SECONDER: Brad Wolfe

I move to continue the public hearing to June 23rd at 1:00 PM for Northern Lights subdivision Preliminary Plat to obtain additional information from the applicant or other agencies.

AYES (2): Brad Wolfe, and Ron James

NAYS: (1): Dan Powers

Adopted (2 to 1)

2. 1:20 PM - ACTION ITEM - PUBLIC HEARING: Boundless Sky Subdivision Minor Plat Amendment

Mr. Chase gave the staff report for the Boundless Sky subdivision minor plat amendment.

Sharon Woolstenhulme, representing the applicant, had hoped to do this as a correction plat, not an amended plat.

Mr. Chase was okay with changing this to a correction plat.

Public comment was opened at 2:55 PM.

No one present wished to speak.

Public comment was closed at 2:56 PM. Board deliberation. The Board had no further deliberation.

MOVER: Dan Powers

SECONDER: Ron James

Approve the Boundless Sky plat amendment and treat it as a plat correction with one condition that a final technical survey review be completed before recordation.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

3. 1:30 PM - ACTION ITEM - PUBLIC HEARING: Johnson Cornerstone West Meadows Subdivision Minor Plat Amendment

Assoc. Planner Dan Leeman presented the staff report for the Johnstone Cornerstone West Meadows subdivision minor plat amendment.

Rob Heusveldt, representing the applicant, agreed with the staff report.

Public comment was opened at 3:00 PM.

No one present wished to speak.

Public comment was closed at 3:01 PM.

Board deliberation. The Board had no further deliberation.

Having found that the proposed plat amendment for Lots 1 & 2 of the Cornerstone West Meadows Subdivision complies with the requirements of the Teton County Land Development Code 4-14-D based on the findings prepared in the staff report, I move to approve the application submitted on March 5, 2025 with the condition that a final technical survey review be completed before recordation.

4. ACTION ITEM: Blackhorse Ranch Subdivision Extension Request

Mr. Chase presented the staff report for the Blackhorse Ranch Subdivision extension request.

Taylor Cooke, representing the applicant, explained the reason for the delays in processing the application and the lack of clarity on when the timeline started.

MOVER: Brad Wolfe

SECONDER: Ron James

I move to approve the Subdivision Extension Request for Blackhorse Ranch Subdivision for 3 months for the reasons that additional delays in Planning requirements and prior Board continuing the matter and for the letter of credit required by the applicant and that the applicant was not informed of that date of April 16th was not provided to the applicant for at least 60 days which would allow the applicant to receive final approval which would allow the applicant to receive final plat approval on or before August 25th.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

5. ACTION ITEM: Fraiz Written Decision

Mr. Chase presented the Written Decision.

MOVER: Ron James

SECONDER: Brad Wolfe

I move to approve the Written Decision for the Denial of the Variance Request on Appeal for Brian Fraiz.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

13. ADJOURNMENT

MOVER: Ron James

SECONDER: Dan Powers

Adjourn the meeting.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)