



**TETON COUNTY**  
**BOARD OF COUNTY COMMISSIONERS MINUTES**

**December 23, 2024**  
**9:00 a.m.**  
**First Floor Commissioners' Meeting Room**  
**150 Courthouse Dr, Driggs, ID 83422**

Commissioners Present:            Bob Heneage  
    Cindy Riegel  
    Michael Whitfield

Staff:                                    Dan Reyes, County Manager

**1. MEETING CALL TO ORDER**

Bob Heneage joined the meeting at 9:02 am.  
Cindy Riegel joined the meeting at 9:02 am.  
Michael Whitfield joined the meeting at 9:02 am.  
Dan Reyes, County Manager joined the meeting at 9:02 am.

**2. PLEDGE OF ALLEGIANCE**

**3. ADOPT AGENDA**

**MOVER:** Bob Heneage  
**SECONDER:** Michael Whitfield

Approve the agenda.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

**4. ACTION ITEMS: CONSENT AGENDA**

**MOVER:** Bob Heneage  
**SECONDER:** Michael Whitfield

Approve items 4.1, 4.2, 4.4, and 4.5.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

1. Claims Report

Approve the Claims Report as presented.

2. Action Item – Liquor License Approval

Approve the liquor licenses as presented.

3. Minutes Approval

Commissioner Heneage provided grammatical edits to the Minutes to be added by the Clerk.

**MOVER:** Bob Heneage

**SECONDER:** Michael Whitfield

Approve the minutes of November 18, as modified.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

**MOVER:** Bob Heneage

**SECONDER:** Michael Whitfield

Approve the minutes of December 9, as modified.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

**MOVER:** Bob Heneage

**SECONDER:** Michael Whitfield

Approve the minutes of December 16, as modified.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

4. Action Item – FY25 Rural Federal-aid Grant Application Signature

Darryl Johnson

Approve Commissioner Chair's signature on ITD Form 2435 for the S5000W STBG-Rural grant application

5. Action Item – Solid Waste Cat 305 Mini Excavation Purchase-Lease Agreement

Approve Signing of Western States Sales Agreement and Purchase-Lease Agreement for the Solid Waste Caterpillar 305 mini excavator. Purchase was approved at the 10/28/2024 BoCC Meeting.

**5. OPEN MIC**

Commissioner Whitfield: Has enjoyed sitting at many meetings with Commissioner Heneage and Commissioner Riegel and would like to recognize the blood, sweat, and tears they have put into supporting the people of Teton County. He then presented them with gifts. One of the gifts for Commissioner Heneage was a golden raspberry in memory of a comment he made regarding a code violation.

**6. FAIR**

1. 9:00am Action Item – Fairground Master Plan; Resolution 2024-1223A

Jim Beal, Principle with Cushing Terrell, presented the Fairground Master Plan with Charles Smith and Kevin Nelson. They summarized the history of the plan and their experience visiting the 100-year Teton County Fair.

Commissioner Riegel asked about property acquisition and if there were conversations with the landowner, and/or the Driggs Airport. Kevin Nelson explained that there could be agreements made with the Fair, but that it is currently still private land. Charles Smith explained that expansion west, east, and south is not possible.

**MOVER:** Michael Whitfield

**SECONDER:** Cindy Riegel

Approve Resolution 2024-1223A adopting the Fairground Master Plan as presented.

**Adopted**

**7. PUBLIC APPEARANCE**

1. Action Item – Tax Cancellation Request from the Joint Housing Authority

Jerod Pfeffer, the Executive Director of the Teton County Idaho Joint Housing Authority, presented this item. These properties include a house in Driggs and what is called the TNC property, donated by the Nature Conservancy. These items were purchased before Jerod Pfeffer joined the BoCC.

County Manager, Dan Reyes, explained that he had conversations with the Tax Commission, and that an annual exemption application was recommended.

Mr. Pfeffer, explained that in other counties, county housing authorities are exempt without application.

Commissioner Heneage and Whitfield explained that they did not feel comfortable cancelling taxes.

Treasurer Card explained that she waived the late fees assuming the taxes would be cancelled.

**MOVER:** Michael Whitfield

**SECONDER:** Cindy Riegel

Approve the Tax Cancellation for the 2024 Tax Bill for Parcels RPR3333333333SA and RPA0017001005SA as presented

**Adopted**

2. DISCUSSION ITEM – Letter from Wildlife Advisory Committee

Renee Seidler, Executive Director of the Jackson Hole Wildlife Foundation and member of the Teton County Wildlife Advisory Committee, presented the position statement regarding the speed limit on Ski Hill Road.

3. DISCUSSION ITEM – Teton Valley Health Care & Cont. Discussion RE: Hospital Transfer

Troy Christensen, Teton Valley Health Care CEO, presented the 2024 fourth quarter update and the potential for a facility sale from the County to the Hospital. TVHC has recently completed a facilities analysis, and will be conducting further studies like a survey to the community. Legal review from both entities, the County, and the Hospital, agree that the County can sell the facility to TVHC if necessary.

4. Action Item – Grooming District Request Letter of Support

Wade Kaufmann, of the Chair of the regional Grooming District, presented this item, and gave an update on operations. The District and Teton Valley Trails and Pathways are working on a grant that will enable maintenance on a summer trail to allow winter grooming. This is an RTP grant process. Mr. Kaufmann is asking for a letter of support from the County. The grant will be formally applied for by Madison County. Commissioner Riegel read the letter into the record.

**MOVER:** Bob Heneage

**SECONDER:** Cindy Riegel

Approve the letter of support for the grant application sought by the grooming district as presented.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

8. PUBLIC WORKS

1. Action Item – FY24 Road Report

Darryl Johnson, Public Works Director, presented the Annual Road Report.

**MOVER:** Bob Heneage

**SECONDER:** Michael Whitfield

Approve the FY2024 Annual Road & Street Report as presented.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

2. Action Item – Fuel Tank Sale

Darryl Johnson, Public Works Director, presented this fuel tank sale.

Commissioner Riegel asked about the regular fuel tank, which will be moved in the future and will need to go through a similar process.

**MOVER:** Bob Heneage

**SECONDER:** Cindy Riegel

Approve the sale of the 12,000 gallon diesel tank at the Buxton Property through the Public Surplus web site with a \$12,000 reserve.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

3. Action Item – Dump Truck & Pup Trailer Purchase

Darryl Johnson, Public Works Director, presented this item. It had previously been on a BoCC agenda, but was missing relevant attachments. Road and Bridge is proposing the purchase of a four axel dump truck. Previously, Commissioner Heneage asked how that would affect the road. When legally loaded, adding axels reduces load weight distribution and reduces impacts on the road.

**MOVER:** Michael Whitfield

**SECONDER:** Bob Heneage

Approve the purchase of a 2025 Peterbilt dump truck and pup-trailer as presented for \$398,930 to be paid from line item 202-00-80200. Line item budget to be increased by \$323,930 from remaining cash.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

4. Action Item – W4000N Reconstruction – Change Order No. 2

Darryl Johnson, Public Works Director, presented this item. Darryl explained that there was a difference in materials needed between the model predictions and the on-the-ground realities. Before this change order could go before the BoCC for approval, quantities required needed to be fully understood.

Commissioner Heneage asked if an appropriate contingency allowance is built into the budget. Darryl explained that in the past he has not added contingency into the budget, but that moving forward he will add allowances. He is also modeling a "spec" to help procedurally, similar to what the Idaho Transportation Department does.

Commissioner Heneage asked if this change order will impact or delay other FY25 projects. Darryl explained that there is more money than anticipated through state funding, and that this change order should affect other scheduled projects.

**MOVER:** Bob Heneage

**SECONDER:** Michael Whitfield

Approve Change Order No. 2 for the W4000N Road Reconstruction in the amount of \$126,246 for adjusted pit-run quantities due to design changes and field measured quantity verification. Costs are to be paid from 233-00-43086

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

5. Action Item – Ski Hill Road Posted Speed Limit Adjustment to 35 mph

Darryl Johnson, Public Works Director, presented this speed limit change. Darryl explained that within state statute, this road falls under the category, "all other roads". He indicated that using the 85th percentile, the speed limit comes in around ~43-45 mph. Darryl further explains that, per statute, special hazards like weather, and wildlife, should be taken into account and considering other categories, a 35 mph can be recommended by classifying the road as a residential district.

Commissioner Heneage mentioned that there had previously been a request for a Cedron road speed reduction, and thinks that the process applied here can be applied to Cedron road in the future. Darryl explained that the difference between Ski Hill Road, and Cedron Road is density. There is more density and access to Ski Hill Road.

Commissioner Riegel requested a press release, and sign changes.

**MOVER:** Bob Heneage  
**SECONDER:** Cindy Riegel

Approve resolution 2024-1223C as read \*verify\*

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

## **9. IT/EMERGENCY MANAGEMENT**

1. Action Item –East Idaho Regional Coordination Plan Revision Adoption  
Greg Adams, IT Director and Emergency Management Coordinator, presented this item.

**MOVER:** Michael Whitfield  
**SECONDER:** Bob Heneage

Adopt the revised and updated East Idaho Regional Coordination Plan by resolution # 2024-1223B.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

## **10. OPERATIONS**

1. Action Item – Appointment to Joint Housing Authority  
Dan Reyes, County Manager presented this appointment of John Unland to the Teton County Idaho Joint Housing Authority.

**MOVER:** Cindy Riegel  
**SECONDER:** Bob Heneage

Appoint John Unland to the Teton County Idaho Joint Housing Authority Board, for a five-year term.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

## **11. Probation**

1. Action Item –Probation Take Home Vehicle  
Tiffany Hicks, Probation Director presented this item.

**MOVER:** Bob Heneage  
**SECONDER:** Michael Whitfield

Approve the probation director to have the authority to allow probation department staff to use department vehicles for commuting purposes as authorized.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

## **12. Coroner**

### **1. Action Item – Truck Bed Cover**

Theresa Lerch, Teton County Coroner, presented this item.

**MOVER:** Cindy Riegel

**SECONDER:** Michael Whitfield

Approve the purchase of a pick-up Truck Bed topper from Commissioners' Contingency account not to exceed \$2,846.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

## **13. COMMISSIONERS**

### **1. EXECUTIVE SESSION: 74-206(1)(f) legal**

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

### **2. COMMISSIONER'S REPORTS**

Commissioner Heneage had a meeting with Driggs Urban Renewal, but nothing to report.

Commissioner Whitfield:

#### **Commissioner M. Whitfield Meeting Reports 12-09 to 12-23-24**

Tue. 12-10 LEPC

-Discussed the full array of identified task needs and identified priorities.

Wed. 12-11 Teton County Fair Board

-Presentation of Fairgrounds Master Plan

Thu. 12-12 Teton Valley Early Learning Collaborative

-General Budget updates (IDAEYC Supplemental Grant \$90,000) and approval of finances

-Gambal House Program Updates



- Gambal House Grant and Budget updates
- Tuition Assistance budget and vote
- Teacher Gifts budget and vote
- TSD 21st Century Grant proposition
- New board member brainstorm and vote
- Next board meeting March 13, 11:30-1

Thu. 12-12 Teton Basin Water Users Association  
-Committee Assignments

- Membership and Money Committee
- State of Water Meeting Committee
- Forming Ground Water District Committee

-Recap of EIWRC annual meeting. Teton Basin is the next tributary basin in line for IDWR to add to ESPA. The process will start within the next 6 months, with an expected timeline for full adoption in about 3 years. This expansion involves creating water districts, inventory of groundwater diversions, and installing measuring devices.

-Will hold a community meeting in February in conjunction with IDWR, led by James Cefalo to answer questions and start the process.

-A Mitigation plan is a step to start looking at after the February meeting, a legal advisor intensive process.

-Need to continue incidental recharge project to incorporate into a future mitigation plan and to keep futile call at minimum. Madison-Fremont is who calls for our water. This keeps river flows at higher levels in drier part of the season

Tue. 12-17 Teton County Fire District

Plans for February Meeting--Items to be discussed:

-Break down of calls processed by Dispatch into categories of 1) Law Enforcement 2) Fire related calls 3) Medical related calls for calendar year 2024.

- Computer Aided Dispatch mapping issues (EForce)
- Operating two paging platforms: eDispatch and Active911
- Communicating critical interruptions of emergency communications services
- Burn permitting process not being followed

- Absence of CAD notes in a page
- Call types not following industry standards (sample list provided)
- Call processing procedures for medical calls not being followed (policy attached)
- Training of Dispatchers
- Regular meetings between agencies for ongoing communications and coordination
- Short-term and long-term Goals and Objectives for Dispatch (Strategic Planning)
- Annual budgeting process as part of contract renewal

Thu. 12-19  
Committee

Teton County Waterways and Recreation Advisory

- Update on civil lawsuit (Dan Reyes)
- Update on Teton County staff oversight of river recreation management at Teton County (P&Z hiring updates)
- Update on Recreation District Commissioners appointed
- Committee planning to engage with new commissioners and Recreation District -Committee recommendation to continue River Ambassador Program in 2025

Fri. 12-20

East Idaho Regional Solid Waste District

- Approve Draw #24: \$ 292,849.34
- Engineering Update, mostly shut-down for winter with exception of ongoing construction of the maintenance building

Commissioner Riegel:

December 12

- University of Idaho Extension annual meeting with all staff and updates on Extension and 4-H.

### 3. Action Item – APA Commissioner Appointments

County Manager, Dan Reyes, explained that there was a submission from a David Breckenridge over the weekend. Mr. Breckenridge explained that he did send in an application but there must have been an error with his email. The Board decided to allow his application to be included.

**MOVER:** Michael Whitfield  
**SECONDER:** Bob Heneage

Approve Wyatt Penfold and Robert Piquet to the Agricultural Protection Area Commission, with terms to expire, September 30, 2028, and Marlene Robeson, David Breckenridge, and George Bates to the Agricultural Protection Area Commission, with terms to expire, September 30, 2027.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

4. Action Item – Written Decision Osprey Landing

Commissioner Riegel presented this item.

**MOVER:** Cindy Riegel  
**SECONDER:** Bob Heneage

Approve the Written Decision for the Denial of an Extension Request for Osprey Landing Subdivision as revised.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

**14. PLANNING AND ZONING**

1. 1:00 PM- PUBLIC HEARING: Log Cabin Subdivision Preliminary Plat Hearing

Log Cabin Lane LLC is proposing a 2 lot subdivision on approximately 20 acres, located at 4710 S 500 W. Lot 1 will be one acre and Lot Two will be 19.26 acres. The goal of this subdivision is to create a one-acre lot around the existing development on the property and leave the 19.26 acre lot undeveloped. The parcel is zoned Industrial Research and is within the scenic corridor overlay.

Legal Description: RP04N45E234825; S2NE4SW4 SEC 23 T4N R45E

Jade Krueger presented this item and that this applicant requested to postpone their hearing.

**APPROVAL**

Having concluded that the Criteria for Approval of a Preliminary Plat found in LDC Section 4-13-D can be satisfied, I move to RECOMMEND APPROVAL of the Preliminary Plat for the Log Cabin Subdivision as described in the application materials submitted on August 13, 2024 and additional information attached to the staff report. (with the following conditions of approval...)

## DENIAL

Having concluded that the Criteria for Approval of a Preliminary Plat found in LDC Section 4-13-D have not been satisfied, I move to RECOMMEND DENIAL of the Preliminary Plat for the Log Cabin Subdivision as described in the application materials submitted on August 13, 2024 and additional information attached to the staff report, based on the following findings:

## CONTINUATION

I move to continue the public hearing for the Log Cabin Subdivision Preliminary Plat to a specific date in time in order to obtain additional information from the applicant or other agencies.

### 2. 1:20 PM: Dorothy Gayle Subdivision - Extension Request Hearing

This staff report is presented by Jade Krueger, Interim Planning Administrator.

Commissioner Heneage asked if the verbiage used in staff reports regarding approval of Planning Administrator, which gives applicants an additional four months in their three-year application window. The Planning Administrator explained that this was a processing issue with previous Planning Administrators and that currently, applications are signed by the Interim Planning Administrator.

**MOVER:** Michael Whitfield

**SECONDER:** Cindy Riegel

I move to deny the Subdivision Extension Request for Dorothy Gayle Subdivision as requested in the application submitted on October 8, 2024.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

### 3. 1:40 PM: La Duranzo Subdivision - Extension Request Hearing

Jade Krueger presented this item. Blake Barnes the applicant explained the reasons he is requesting an extension.

Commissioner Heneage asked if the LLC BWB was still active, because it was not listed as active on the Secretary of State's website. Mr. Barnes indicated he would rectify that immediately.

Commissioner Whitfield asked about potential deed restrictions. Mr. Barnes indicated that he is open to deed restrictions.

Commissioner Whitfield stated that he would be willing to suggest an extension if he saw movement towards the community benefits that Mr. Barnes indicated.

**MOVER:** Cindy Riegel  
**SECONDER:** Bob Heneage

I move to deny the Subdivision Extension Request for La Duranzo Subdivision as requested in the application submitted on November 18, 2024.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

4. 2:00 PM - ACTION ITEM: Teton Reserve-Reed Minor Plat Amendment

Torin Bjorklund, County Planner, presented the staff report. Taylor Cook from Nelson Engineering was available for questions.

The conditions of approval from the staff report:

**CONDITIONS OF APPROVAL**

1. A final technical survey review be completed before mylars are printed.
2. The combined lots will need the same RP number and address.
3. A plat note is to be added stating that the existing duplex is the only allowed habitable building.

**MOVER:** Bob Heneage  
**SECONDER:** Michael Whitfield

Approval:

Having found that the proposed plat amendment for Lots 2, 3 and 4 of Block 13 and 14 of the Teton Reserve PUD complies with the requirements of the Teton County Land Development Code 4-14-D (6) based on the findings prepared in the staff report, I move to approve the application submitted on August 13th, 2024 with the three conditions of approval as listed in the staff report.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

5. Action Item – Written Decision re: Victor AOI Update

This item was presented by Commissioner Riegel.

**MOVER:** Bob Heneage  
**SECONDER:** Cindy Riegel

Approve the Written Decision of the Area of City Impact of the City of Victor Update as revised

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

6. Action Item – Ordinance 2024-1223A: Amendment to Title 7 Chapter 3  
Commissioner Riegel Presented this item.

**MOVER:** Michael Whitfield

**SECONDER:** Bob Heneage

Approve Ordinance 2024-1223A Amendment to Title 7 Chapter 3 Land Development Code for the City of Victor Area of Impact as modified.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

7. Action Item - Amendment of Title 2 Chapter 1 and Creation of Title 2 Chapter 4

Commissioner Riegel presented this item.

**MOVER:** Bob Heneage

**SECONDER:** Cindy Riegel

Approve Ordinance 2024-1223B Amendment to Title 2 Chapter 1 and Creation of Title 2 Chapter 4 Joint Planning and Zoning Commission as revised.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

## **15. ADJOURNMENT**

Commissioner Heneage thanked both Commissioner Riegel and Commissioner Whitfield for their work and the experience on the Board.

**MOVER:** Bob Heneage

**SECONDER:** Cindy Riegel

Adjourn the meeting.

AYES (3): Bob Heneage, Cindy Riegel, and Michael Whitfield

**Adopted (3 to 0)**

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Cindy Riegel, Chairperson

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County Clerk or Deputy