

TETON COUNTY, IDAHO | Board of County Commissioners

Written Decision for Morgan Fine Finishes – Employee Housing

Special Use Permit

This is a written decision on the findings for the approval of the Special Use Permit for MORGANS FINE FINISHES LLC (landowner), for two employee housing units that will be located within a 4,200 SF dual use facility used for commercial purposes with incorporated housing. The first floor will have three garage bays for the storage of inventoried cabinets and other finish carpentry components under Teton County Land Development Code (“LDC”). (Adopted August 2022).

APPLICATION DATE:	February 24, 2025
APPLICANT & PROPERTY OWNER:	Teton West Steel / MORGANS FINE FINISHES LLC
PROPERTY:	PARCEL NUMBER: RP006600000470 LEGAL DESCRIPTION: LOT 47 DRIGGS CENTRE BUSINESS PARK PHASE 1 SEC 31 T5N R46E
PROJECT NAME:	Morgan’s Fine Finishes Employee Housing
PURPOSE OF APPLICATION:	To receive approvals for a Special Use Permit for two employee housing units that will be located within a 4,200 SF dual use facility used for commercial purposes with incorporated housing

Applicable Standards and Criteria for Application Evaluation:

- Teton County Land Development Code, Chapter 3 (§3-2, and §3-5-10) and Chapter 4 (§4-8)
- Teton County Comprehensive Plan (A Vision & Framework 2012-2030)

Summary

Teton West Steel on behalf of Sergio Regalado Jr. has applied for a Special Use Permit on a .78 acre parcel located in the Driggs Centre Business Park. The Special Use Permit proposal is for two employee housing units that will be located within a 4,200 SF dual use facility used for commercial purposes with incorporated housing. The first floor will have three garage bays for the storage of inventoried cabinets and other finish carpentry components. There will be light traffic to the building during normal business hours (9am- 5pm). The second story will have a small amount of office space and employee housing for workers that will be moving product from storage to other destinations. Since no fabrication or assembly will be done in the garage bays below, there will be minimal sound, no odor, no fumes, and no vibration of any kind. All the exterior lights on the property will be shielded so that light is downcast and won’t trespass onto adjacent properties. Employee housing is allowed through special use permit standards set forth in Chapter 3; (see 3.9.5 Employee Housing). The employee housing will strictly be for employees of Morgan Fine Finishes.

NOTICE: The public hearing for the Board of County Commissioners was duly noticed in the Teton Valley News on June 4, 2025 and June 11, 2025. A notification was sent via mail to surrounding property owners within a 300-foot buffer on May 30, 2025. A notice was posted on site on June 10, 2025.

HEARING DATE: June 23, 2025.

Board Members Present: Ron James, Brad Wolfe, and Dan Powers.

Applicant(s)/Representative(s) Present: Quintin Lyons, Teton West Steel (Zoom)

Reasoning and Analysis

The Board has acted without any effect on their decision by any information presented after the close of the public hearing in this matter. Based on the facts presented at the above-described public hearing and in the written record of this matter.

Based on the materials submitted and the review provided by County staff and other agencies, and given the absence of any substantive opposition to the application, the Board found that the application meets or could meet the criteria found Teton County Land Development Code (“LDC”) Section 4-8, Section 3-2, and Section 3-9-5.

Decision

On June 23, 2025, the Board unanimously concluded that the Criteria for Approval of a Special Use Permit for Employee Housing, found in LDC §§ 4-8, 3-2, and 3-9-5 can be satisfied, and APPROVED the Special Use Permit for Employee Housing sought by Morgans Fine Finishes LLC as described in the application materials submitted, and additional information attached to the staff report, with the following conditions of approval:

1. Lighting: Outdoor lighting, current and future, shall comply with the Outdoor Lighting provisions of the LDC, Section 5-8. Teton County Dark Sky Ordinance will also be enforced.
2. Onsite Inspection: The planning administrator may, when necessary, determine that there is a reasonable need for an inspection and County personnel may thereupon enter the property to conduct such inspection.
3. Any additional development would require a modification of this special use permit.
4. Plans must include landscaping around the perimeter, not just the frontage.

Conclusions

Having given due consideration to the application and materials presented, and to the applicable review criteria, the Teton County Board of County Commissioners, for the reasons described above, hereby makes the following conclusions:

- A. 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 June 4, 2025 and June 11, 2025. A notification was sent via mail to surrounding property owners within a 300-foot buffer on May 30, 2025. A notice was posted on site on June 10, 2025.

- B. 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.
- C. The scope of the permit shall be limited to the materials submitted with the application, including the site plan, dated February 24, 2025. The approval date is June 23, 2025.

THEREFORE, *the Special Use Permit for Employee Housing sought by Morgans Fine Finishes LLC is hereby APPROVED with the following conditions of approval:*

- 1. *Lighting: Outdoor lighting, current and future, shall comply with the Outdoor Lighting provisions of the LDC, Section 5-8. Teton County Dark Sky Ordinance will also be enforced.*
- 2. *Onsite Inspection: The planning administrator may, when necessary, determine that there is a reasonable need for an inspection and County personnel may thereupon enter the property to conduct such inspection.*
- 3. *Any additional development would require a modification of this special use permit.*
- 4. *Plans must include landscaping around the perimeter, not just the frontage.*

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 July 2025, I served a true and correct copy of the foregoing document upon the following:

Quintin Lyons, Teton West Steel (Applicant Representative) quintin@tetonweststeel.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