

Approve the Claims Report as presented.

2. Minutes Approval

Approve the minutes as presented.

3. Action Item: Certificate of Residency

Approve the certificate of residency for Angel Arroyo as presented.

4. Action Item: Payroll Forms

a. Action Item – Payroll Forms

This item was pulled from the consent agenda and discussed separately.

MOVER: Cindy Riegel

SECONDER: Michael Whitfield

Approve Payroll Forms as presented.

5. Action Item: Idaho Policing Policy Manual Subscription

Approve the Idaho Policing Policy Manual subscription as presented.

5. OPEN MIC

Jenny Wade was present to bring attention to illegal land use in her neighborhood along the 5500 S corridor. She wanted to know what steps to take to get the illegal gravel pit stopped.

6. PUBLIC WORKS

1. Report: Public Works Dept. Update

Public Works Director Darryl Johnson presented his report.

Construction on Packsaddle Road (W4000N) reconstruction has begun. Mr. Johnson anticipates it will take 40 days and paving may happen this fall.

Fair Pavilion expansion has begun, hoping to be done by the beginning of December.

Road & Bridge is at full staff.

Construction on W2500N has begun.

2. Action Item – SAR Buxton Building Change Order No. 1

The Board discussed the changes to the contract and potential future costs. They determined to remove landscaping and fencing from the contract to keep it within budget. Search and Rescue will be asked to fundraise for the fencing and landscape (\$44,360).

MOVER: Bob Heneage
SECONDER: Cindy Riegel

Approve Change Order Number 1 which changes the contract with Teton West Construction to \$822,700 less a deduction of \$44,316, attributed to landscaping and fencing, for a revised total contract amount of \$778,384. Project to be paid from the following line items: 291-00-804000, 276-00-80200, 001-32-80100 and 292-00-80400.

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

Adopted (3 to 0)

7. IT/EMERGENCY MANAGEMENT

1. Action Item –Request to Rollover PTO

MOVER: Bob Heneage
SECONDER: Michael Whitfield

Approve the PTO rollover for Greg Adams of up to an additional 90 hours of PTO for a total of up to 210 hours.

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

Adopted (3 to 0)

2. Action Item –Firewall Support Renewal 24-25

MOVER: Michael Whitfield
SECONDER: Bob Heneage

Approve the renewal of support and warranty for our firewalls for \$9,796.75, with \$4,500.00 coming out of line 1-14-44069 and \$5,296.75 coming out of line 1-14-44000.

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

Adopted (3 to 0)

8. CLERK

1. Fee Increase Discussion Item

Building Official Wendy Koch presented the item. The new fees are based on the International Code Council recommendations. The fee increases will need to be noticed and a public hearing held to approve them.

Ms. Koch is proposing a new Pre-application meeting fee of \$180 and increasing the penalty to two times the total permit fee for beginning

construction without a permit, without required or failed inspections, and occupancy without permission.

2. Action Item: Rollover PTO for Julie Wenger

MOVER: Cindy Riegel

SECONDER: Bob Heneage

Approve rolling over 22 hours of PTO for Julie Wenger. Ms. Wenger will be allowed to roll over PTO next year if necessary because it was a software error..

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

Adopted (3 to 0)

3. Action Item: Cost Sharing Agreement with Bonneville County for J Best Case Expenses

The Board discussed the agreement and decided Commissioner Heneage will speak with the Bonneville County Commissioner Chair.

No action was taken.

9. OPERATIONS

1. Action Item: FY2025 BoCC Meeting Schedule

County Manager Dan Reyes presented the FY25 Calendar.

MOVER: Bob Heneage

SECONDER: Michael Whitfield

Approve the proposed schedule of regular Board of County Commissioner meetings, between January 1, 2025 and December 31, 2025 as presented.

10. PUBLIC APPEARANCE

1. FEMA Floodplain Update Discussion

Marshall Rivers, FEMA Region 10 representative, was present to give a Power Point on the Floodplain update. Using new technology to analyze high resolution data, FEMA is working to update the 1988 Floodplain map for Teton County. There will be an Open House at the Courthouse on Sept. 18 at 6 PM to learn about the Floodplain map update. There is also a website with information - [FEMA Floodplain Map Update Information](#)

The goal is to get the map approved by Spring of 2026.

11. COMMISSIONERS

1. ELECTED OFFICIALS & DEPARTMENT HEADS MEETING

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

MOVER: Cindy Riegel

SECONDER: Michael Whitfield

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

Roll call vote.

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

Adopted (3 to 0)

3. COMMISSIONER'S REPORTS

Commissioner Heneage reviewed his report (attached). The Board discussed the process to appoint a new Housing Authority Board Member and giving some sort of appreciation gift and/or recognition to outgoing Housing Authority Chair Shawn Hill and Board Member Monica Carillo.

Commissioner Whitfield reviewed his report (attached). The Board discussed the City of Driggs process for appointing Airport Board Members. The City Council seems to prioritize pilot interests vs. community interests.

Commissioner Riegel presented her report.

7/23 - Emergency Management Interagency Wildfire Table Top exercise

7/27 - Tetonia Celebrates America event. Teton County Emergency Management and Teton County Fair both had booths. Plus Harriman State Park Ashton-Tetonia Trail. The paving project will be just a portion of the trail. Commissioner Riegel encouraged starting the project in Ashton.

8/8 - Teton County Farm Tour - started at the Fairgrounds and visited Six Springs Ranch and (presentations by TRLT, Robert Piquet, and FTR) and a wildfire mitigation project near Grove Creek (presentation by Jim Roberson of HCRCD)

8/9 - National Association of Counties Public Lands Steering Committee (my ski area policy resolution passed again this year)

4. Action Item: Draft Trestles Written Decision (post reconsideration)

The Board will submit a written decision by Sept 12. Staff and legal counsel will finalize the updated Written Decision and present at a Special Meeting on Sept. 12.

5. Action Item: Wildflower Reserve PUD Reconsideration

The Board discussed redrafting the Written Decision based on legal counsel.

MOVER: Cindy Riegel
SECONDER: Michael Whitfield

Deny the Wildflower Reserve PUD request for mediation and schedule a reconsideration at the next available time within the timeframe for reconsideration.

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

Adopted (3 to 0)

12. GIS

- 1. Action Item: PTO Rollover

GIS Manager Rob Marin presented this item. His updated the request to 47.36 hours.

MOVER: Cindy Riegel
SECONDER: Michael Whitfield

Approve rolling over a max of 48 hours of PTO for GIS/Community Projects Manager Rob Marin.

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

Adopted (3 to 0)

13. BUILDING DEPARTMENT

- 1. Action Item - Building Dept PTO Carryover

Ms. Koch presented the item.

MOVER: Cindy Riegel
SECONDER: Michael Whitfield

Approve the carryover of PTO for 45.5 hours for Wendy Koch, 15.89 hours for Chris Champlin, and 78.5 hours for Matt Petrovic to be used by the end of December 2024.

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

Adopted (3 to 0)

14. SHERIFF'S DEPARTMENT

- 1. Action Item: Rollover PTO for Sheriff and Dispatch Dept.

MOVER: Cindy Riegel
SECONDER: Bob Heneage

Approve rolling over PTO for the following staff in the Sheriff Dept:

Deputy Allison - 63.5 hours, Deputy Christensen - 60 hours, Chief Deputy Smith - 165.5 hours, Jessica Sosa - 17.6 hours.

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

Adopted (3 to 0)

15. PROSECUTOR

1. Action Item: Rollover PTO for Stephanie Egbert

MOVER: Cindy Riegel
SECONDER: Bob Heneage

Approve rolling over 43.27 hours of PTO for Stephanie Egbert.

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

Adopted (3 to 0)

16. PLANNING AND ZONING

1. 1:00 PM -- PUBLIC HEARING: Wildsprings Ranch Subdivision Final Plat Hearing

Asst Planner Torin Bjorklund presented the staff report for Wildsprings Ranch Subdivision Final Plat Hearing.

LeGrand Woolstenhulme, representing the applicant, explained that there is a 40' access and utility easement along the south side of the property that accesses the properties to the south. He believes all other conditions have been met.

Public comment was opened at 1:16 PM.

No one present wished to speak.

Public comment was closed at 1:17 PM.

Board deliberation. The Board had no further deliberation.

MOVER: Michael Whitfield
SECONDER: Cindy Riegel

Having concluded that the Criteria for Approval of a Final Plat found in Title 9, Section 9-3-2-D, can be satisfied, I move to APPROVE the Final Plat for Wildsprings Ranch Subdivision as described in the application

materials submitted on June 27, 2024, and additional information attached to the staff report, with the following conditions of approval:

1. Wildsprings Lane should line up with Buckskin Loop. (Subdivision road on east side of S1750W).
2. Development agreement should follow the standards of 18-24 months for infrastructure improvements as noted in the updated Development Agreement.
3. The road on the south and west sides of the parcel will be documented through an easement to be executed to the benefit of the adjoining properties.

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

Adopted (3 to 0)

2. 1:20 PM -- PUBLIC HEARING: Targhee Ranch DIV 1 Major Plat Amendment Pelton-Dery Hearing

Mr. Bjorklund presented the staff report for Targhee Ranch Div 1 Major Plat Amendment Pelton-Dery Hearing. The Board asked if the subdivision is in and will stay in the Driggs AOI. It is in the current AOI but will not be in the updated AOI.

Sharon Woolstenhulme pointed out that there will be no ADU's allowed and therefore won't increase the number of dwellings. The CC&R's allow for lot splits. She did not think an NP study could be required to prove that one is not required.

Public comment opened at 1:41 PM.

No one wished to speak.

Public comment was closed at 1:41 PM.

Board deliberation. The Board discussed the fact that Targhee Ranch is approaching the density that is too dense for individual septic systems and will not be annexed into the City of Driggs anytime soon. The lot split does not increase density due to no ADU's. The individual septic issue is a broader subdivision issue.

MOVER: Michael Whitfield

SECONDER: Cindy Riegel

Having concluded that the Criteria for Approval of a Subdivision Preliminary Plat found in Title 9-7-1-B can be satisfied and having found

that the proposal is generally consistent with the goals and policies of the City of Driggs Comprehensive Plan, I move to RECOMMEND APPROVAL of the Amended Preliminary Plat for Lot 32 of Targhee Ranch Subdivision as described in the application materials submitted May 3, 2021 with the following condition:

1. The plat asks for a Planning and Zoning Administrator signature. This needs to be the signature of the Planning & Zoning Commission Chair.
2. Residents on the two lots will be limited to no more than four bedrooms per lot.
3. The Targhee Ranch CC&R's will be amended to state that septic systems will be maintained per Eastern Idaho Public Health standards and a plat note will be added to state the same.

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

Adopted (3 to 0)

3. 1:40 PM -- HEARING: Bowen Arrow Subdivision Extension Request Hearing

Planning Administrator Jade Krueger presented the staff report the Bowen Arrow Subdivision Extension Request. The applicant requested an eight month extension due to the time it took to remove the yurt and sort through the fire pond water rights' issues. Staff reported that the foundation and an outhouse remain at the yurt site.

Sharon Woolstenhulme, representing the applicant, would like to address the issues prompting the extension request. The plan to provide fire protection was to improve the existing defunct fire pond. The applicant applied for a transfer of water rights to fill the fire pond. After a very lengthy process, protests from other water rights' holders caused the applicant to withdraw their request for a transfer of water rights.

Shayne Bowen, the applicant, explained that the yurt platform will be burned once the burn restriction is lifted, and the outhouse has been moved per EIPH instructions.

Ms. Woolstenhulme pointed out that the permitting agencies were difficult to work with and untimely in fulfilling their requests.

Board deliberation.

MOVER: Michael Whitfield
SECONDER: Bob Heneage

I move to approve the Recording Extension Request for Bowen Arrow Subdivision for 8 months as listed in the materials submitted on July 8, 2024 which would allow the applicant to receive final plat approval on or before March 8, 2025.

AYES (2): Bob Heneage, and Michael Whitfield

NAYS: (1): Cindy Riegel

Adopted (2 to 1)

4. 2:00 PM -- PUBLIC HEARING: Bowen Arrow Subdivision Final Plat Hearing

Ms. Krueger presented the staff report for Bowen Arrow Subdivision Final Plat Hearing.

Ms. Woolstenhulme, representing the applicant, was available for questions.

Public comment was opened at 2:38 PM.

Michelle Haskell, neighbor, voiced concern over where the entrance to the subdivision will be.

Arnold Woolstenhulme with AW Engineering stated that a new access has been identified that should alleviate the Haskell's concern.

Board deliberation. Ms. Krueger stated that the application has until March 8, 2025 to receive final approval and then 18-24 months to complete improvements. The Board discussed requiring 2 acre max building envelopes and clustering development along the interior subdivision road.

MOVER: Bob Heneage
SECONDER: Cindy Riegel

I move to continue the public hearing for Bowen Arrow Subdivision Final Plat in order to obtain additional information from the applicant to Oct 28th at 3:30 PM, in order to see a revised plat reducing the size of the building envelopes on lots 1, 2 and 3 to no more than 2 acres each and held to the southern portion of those lots, and to eliminate the southern building envelope on lot 7.

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

Adopted (3 to 0)

5. 2:40 PM -- PUBLIC HEARING: White Owl Preliminary Plat Hearing

Ms. Krueger presented the staff report for White Owl Preliminary Plat Hearing.

Taylor Cook, representing the applicant, discussed the property grades.

Public comment was opened at 3:07 PM.

Ed McGinn, neighbor, had an issue with how the six acres was purchased from Brutus Holdings and the use not being in the spirit of the conservation easement put on the other 85 acres.

Public comment was closed at 3:09 PM.

Mr. Cook, clarified that the six acres were not included in the conservation easement on the Brutus Holdings parcels.

Board deliberation. The Board discussed shrinking the building envelopes to accommodate wildlife movement.

MOVER: Michael Whitfield

SECONDER: Cindy Riegel

Having concluded that the Criteria for Approval of a Preliminary Plat found in Title 9-3-2-C can be satisfied, I move to APPROVE the Preliminary Plat for White Owl Subdivision as described in the application materials submitted on June 17, 2024 and additional information attached to the staff report, with the following conditions of approval:

CONDITIONS OF APPROVAL: 1. Address all public work comments:

- a. An approved access permit is required to tie to Old Jackson Highway with the final plat application. There appears to be an existing access that is going to be reclaimed per the Slope Survey exhibit submitted. Any modification to the existing access will require an access permit from Road & Bridge. A second access onto Old Jackson Highway will not be permitted. The shared access relocation should be added to the Development Agreement under Section 2. An access permit is required to tie to Old Jackson Highway
- b. Driveways more than 400 feet require pullouts per Teton County Highway and Street Guidelines for Design and Construction
- c. Confirm driveway slopes. There is inconsistency between the access plan and the slopes plan provided. Maximum driveway slope is 10%. The Slope Survey Exhibit suggest driveway slope of 11.9%. Grades in excess of 10% require variance approval from the Fire Marshal

2. The Development Agreement must be amended. It currently states that no improvements are required nor any financial surety guaranteed.
3. Financial surety of 125% of the cost estimate is required at the time of recordation.
4. Wildlife mitigation will be completed as proposed in the Natural Resource Analysis Report to include enhanced building area set-backs on the eastern and northern portions of both lots to the greatest extent feasible as a minimum of 160 feet to the east and 80 feet to the north plus creation of additional vegetative screening with native trees and shrubs within these setbacks.
5. The CC&Rs will incorporate and require implementation of all wildlife recommendations provided in the mitigation plan in the provided Natural Resource Analysis.
6. The applicant will provide a landscape plan at final plat to direct implementation of Natural Resource Analysis recommendations.

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

Adopted (3 to 0)

6. 3:00 PM -- PUBLIC HEARING: Driggs AOI Recommendation (Continued)

MOVER: Cindy Riegel

SECONDER: Bob Heneage

I move to Approve the Area of Impact Update with the City of Driggs as presented and recommended by Driggs' City Council including: the AOI Boundary, AOI zoning, and County Zoning for parcels now outside of the AOI; the AOI Land Development Code including the Appendix A: Design Review Standards and Guidelines; the Driggs Transportation Plan as adopted in 2019; the Teton County Idaho Comprehensive Plan as adopted in 2012; and the Driggs Airport Overlays as shown in the Airport Master Plan adopted in 2022, and direct staff to initiate a zone map amendment in the IR zone west of the airport runway that inspires the City of Driggs to annex said land for future development, because the County does not want to be responsible for industrial development around the airport.

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

Adopted (3 to 0)

17. ADJOURNMENT

MOVER: Michael Whitfield

SECONDER: Bob Heneage

Adjourn the meeting.

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

Adopted (3 to 0)

Cindy Riegel, Chairperson

County Clerk or Deputy