



**TETON COUNTY
BOARD OF COUNTY COMMISSIONERS MINUTES
SPECIAL MEETING**

**November 18, 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
 Kim Keeley, Clerk

1. MEETING CALL TO ORDER

MOVER: Michael Whitfield
SECONDER: Bob Heneage

Approve the agenda.

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

Adopted (3 to 0)

2. SPECIAL TOPICS

1. 9:00 AM -- PUBLIC HEARING: (Continued) Victor Area of Impact Update

This is a continuation of the the public hearing on October 28th, for deliberation and a decision on the Victor Area of Impact Map and Code update.

Minutes from October 28, 2024:

Planning Administrator Jade Krueger presented an update. Victor Planning & Zoning, County Planning & Zoning, Victor City Council, and Teton County Commissioners started this process in 2022 with work sessions.

Victor Planning Administrator Kim Kolner presented a report on the City of Victor's process and the updates they made.

The Board asked staff about the down zoning to RA-35 from in some cases 2.5 acre zoning. The Board asked Ms. Kolner about the proposal to extend north to 6000 S.

Public comment was opened at 3:02 PM.

Sharon Woolstenhulme lives in the current AOI, questioned if any current AOI landowners were included in the work sessions. Ms. Woolstenhulme believes that the properties that are currently adjacent to city services should be included in the AOI.

Shawn Litton, owner of the four parcels being considered for a gravel pit. Asking that his parcels be removed from the AOI.

Sid Kunz, Victor area resident, does not believe flat ground should be in the AOI Foothills 10 Zone.

Arnold Woolstenhulme, Victor AOI resident, appreciated the work being done by the Board. He stated that the decision about the Area of Impact is the County's alone, not the City of Victor. The City of Victor has not let non-City residents to participate in the process. He would like the County to take more time in evaluating the proposal and allowing more input from effected residents.

Ted Wells, asked if the zoning would change on his lot because of this change in the AOI. The Board responded that if his properties were annexed, then the use could change.

Todd Woolstenhulme, wondered why his zoning would change to ten acres.

Christian Cisco, Chairman of Victor P & Z Commission, stated that the City of Victor has been forced to take in non-compliant subdivision. They are trying to prevent that happening in the future. Properties in the AOI can bring a density proposal to the City of Victor whenever they want.

Public comment was closed at 3:42 PM.

Board deliberation. The Board discussed the process going forward. Some of the boundary changes that were suggested are worth considering. The Board recognized that there is a lot to consider, and it should be continued to a Special Meeting.

The Board commented that the County asked the City to put forth a proposal because the City knows where it wants to grow. The Board was surprised that the zones proposed in the AOI are not in alignment with current County zones.

Minutes from November 18, 2024

Also Present: Victor Planning Administrator Kim Kolner, Victor City Council Member Sue Muncaster, Interim Teton County Planning

Administrator Jade Krueger, Victor P&Z Chair Christian Cisco, Victor City Administrator Jeremy Bresbris

The Board and staff from the City of Victor went through the proposed AOI Code section by section making significant changes. Because the changes were substantial there will need to be another public hearing prior to adoption of the updated Area of Impact.

The Board closed the current public hearing and will hold a Special Meeting on the 16th of December at 9:00 AM to hold a new Public Hearing.

MOVER: Cindy Riegel

SECONDER: Bob Heneage

Close the public hearing on the Victor Area of Impact update and will notice a new public hearing on the update for the Victor Area of Impact on Dec 16th at 9:00 AM.

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

Adopted (3 to 0)

2. 9:20 AM -- PUBLIC HEARING: (Continued) Victor AOI Zone Change:

Minutes from October 28, 2024:

The Board took public comment on the proposed zone changes in the Victor AOI.

Public comment was opened at 3:56 PM.

Sharon Woolstenhulme proposed that the AOI boundary be moved to their southern property boundary. She is very concerned about the extreme zone change and believes it could be considered a taking.

Public comment was closed at 4:02 PM.

Minutes from November 18, 2024:

MOVER: Cindy Riegel

SECONDER: Bob Heneage

Close the public hearing for the zone changes associated with the Victor Area of Impact and re notice a new public hearing on those amended changes on Dec 16th at 9:00 AM.

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

Adopted (3 to 0)

3. Action item: CHC Foundation Grant Agreement for Grooming Building

MOVER: Michael Whitfield
SECONDER: Cindy Riegel

Approve the CHC Foundation Grant and Agreement for \$50,000 to go toward the new grooming building for TVTAP and the Grooming District as presented

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

Adopted (3 to 0)

4. Action Item: Leading Idaho Local Bridge LHTAC/Local Agreement for Darby Creek Scour Mitigation Project

Public Works Director Darryl Johnson presented the item.

MOVER: Bob Heneage
SECONDER: Michael Whitfield

Approve the Leading Idaho Local Bridge LHTAC/Local Agreement for Darby Creek Scour Mitigation Project as amended.

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

Adopted (3 to 0)

3. COMMISSIONERS

1. EXECUTIVE SESSION: 74-206(1)(F) Legal

Roll call vote.

MOVER: Bob Heneage
SECONDER: Michael Whitfield

Go into executive session per IC 74-206(1)(f) legal.

AYES (2): Bob Heneage, and Michael Whitfield

Absent (1): Cindy Riegel

Adopted (2 to 0)

4. ADJOURNMENT

MOVER: Bob Heneage
SECONDER: Cindy Riegel

Adjourn the meeting.

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

Adopted (3 to 0)

Cindy Riegel, Chairperson

County Clerk or Deputy