



**DECEMBER 23, 2024**

# **TETON COUNTY FAIRGROUNDS MASTER PLAN**

**DRIGGS, IDAHO**



# Acknowledgments



## Steering Committee

### Teton County Fairgrounds

#### Board:

John Smaellie, Chair  
Roger Kaufman, Co Chair  
Cara Olaveson  
Brenda Simril  
Jared Bevan  
Jason Wilcox  
Kade Mangum

#### Staff:

Lane Hillman  
Hallie Poirier

#### Master Plan Committee:

Darryl Johnson, Public Works Director  
Michael Whitfield, County Commissioner  
Joe Montesano, Wilkinson Montesano Builders  
John Smaellie, Fair Board Chair  
Hallie Poirier, Fairgrounds Administrator

### Teton County Commissioners

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## Planning Team

### Cushing Terrell

Planning and Design  
Billings, MT

### CDSmith

Fairground Arena and Planning  
Knoxville, TN

### Jorgensen Associates, Inc.

Civil Engineering  
Jackson, WY





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# EXECUTIVE SUMMARY

## Mission

“To produce an exceptional county fair, administer the year-round use of the fairgrounds, and bring the community together to promote our western heritage and rural traditions.”

Teton County Fair Board  
Mission Statement



## Summary

Through the process of developing the Master Plan program to accommodate future growth, two final master plan diagrams were developed. Option A incorporates the program within the current fairgrounds boundary. With the current property being fairly restrictive

in accommodating the entire program, a second Option B was developed assuming the ability to expand to the property to the north. This would free up more space to accommodate various community event more easily.

## Background

The primary purpose of this Master Plan is to present a vision for what is possible at the Teton County Fairgrounds in support of the overall mission. The County Fairgrounds is a year round multipurpose facility, capable of hosting a wide variety of entertainment, exhibitions, conferences, and community events. New infrastructure is necessary to accommodate the current demands as well as any future regional activities that would further enhance the quality of life and viability of the county while stimulating the local economy. The Fair Board hired the team of Cushing Terrell/CD Smith/Jorgensen to study the possibilities regarding the potential for the fairgrounds.

## Master Plan Development Approach Research and Analysis

- Site and Building Analysis was conducted of the Fairgrounds current site and buildings to determine any improvements that should be considered in the master plan.
- Reviewed current capacities of existing facilities and identified future opportunities for the master plan to consider.
- Gathered input from local officials, citizens, fair staff, and all user and stakeholder groups through scheduled individual interviews; Incorporated the input for consideration when making decisions about the future direction of the fairgrounds master plan.
- Reviewed an early version of the master plan provided by the board. This represented a thought-out program and layout intended to suit the fairground's needs. This served as a strong basis for planning and decision making moving forward.

## User Group Meetings and Interviews

- Teton County Fair Board
- Teton County
- Teton County EMS
- City of Driggs
- Hispanic Resource Center
- County Commissioners
- Mayor of Tetonia
- City of Driggs Planning
- University of Idaho Extension
- Mayor of Driggs
- 4H Livestock Committee
- 4H
- TREC
- Trails & Pathways
- Teton Valley Rodeo
- Motor Sports
- Aviation - Airport Master Plan



# EXECUTIVE SUMMARY



## Master Plan Development Approach Physical Site Analysis

- Prepared a base map from the available information.
- Reviewed zoning, transportation, county comprehensive plan, and other related information.
- Reviewed property deeds, site survey, and other legal documents.
- Reviewed the following off-site factors:
  - Land use
  - Vehicular access
  - Property ownership
  - Adjacent development
  - Zoning
  - Utility capacities
  - Neighborhood relation issues
  - Comprehensive plan implications
  - Expansion capability
- Reviewed the following on-site factors:
  - Vehicular circulation and parking
  - Pedestrian circulation
  - Animal Movements
- Topography
- Applicable zoning restrictions
- Site layout axis
- Wetlands or sensitive environmental areas
- Views and vistas
- Areas of vegetation
- Use of existing facilities
- Livestock show use zones
- Future facilities potential
- Identified current City of Driggs water and sewer

## Local Jurisdictional Input

- Coordinated with the Idaho Transportation Department and Teton County Public Works to review access and other proposed long-range transportation improvements and planning efforts affecting the site.
- Met with appropriate utility entities to determine future availability, if applicable.

## Zoning and Use

- Compared the proposed fairground's use zones and space sizes with similar U.S. facilities based on our planning standards established from 30 years of project experience. (i.e., arena size, animal storage, vehicle storage, parking, etc.). Evaluated the current size in acres and compared it to the projected attendance in the Year 2033.

## Constraints

- Developed opportunities and constraints diagrams based on information obtained and reviewed multipurpose layouts for various functions. (See Appendix pages 27-32)

## Program Development

- The Program Development resulted from numerous meetings with the client, significant user groups, and individuals over several months. The program was developed and evolved throughout the entire process. (An earlier version is shown in Appendix pages 40-41)

## Attendance Projections

- Projected the order of magnitude of Fair attendance based on existing market penetration rates.

## Review Meetings

- Several review meetings were held with the Study Committee members to discuss findings and priorities.



# EXECUTIVE SUMMARY



## Master Plan Development Approach Development of Alternatives

- Prepared a program of all proposed site elements and their respective capacities and/or sizes in development phases. This was refined throughout the review process. The program of spaces evolved into the line items listed in Phases One through Five beginning on page 15 of this document.
- From the approved program, developed multiple site use option diagrams. Through the process, three initial graphic master plan options were developed that included the preferred elements from the options incorporated as part of the fairgrounds site. The graphic master plans included a site layout showing all proposed program elements, vegetation/landscaping, existing built structures, major infrastructure elements, roads/paths, and any surrounding properties that effect the layout.



## Final Master Plan Presentation

- Prepared two final master plan diagrams for discussion of recommended phasing of the plan outlining the timing of all major capital improvements at intervals of 1, 5, and 10+ years.
- Prepared a conceptual level construction budget cost estimates to include demolition, renovation, relocations, new construction, testing, surveys, design fees, and contingencies for site infrastructure and buildings. Costs were developed from comparisons to actual constructed projects as well as other Cost estimates for similar project types. These were analyzed and escalated to current costs using RSMeans and ENR cost escalation factors to reflect current markets. The most relevant projects referenced for the estimate include: *MetraPark AgRodeo Building-Billings, MT; Southern Campbell County Ag Complex-Wright, WY; Phillips County Pavilion-Malta, MT; Gillette Rodeo Arena-Gillette, WY; Sheridan College Rodeo Arena-*

*Sheridan, WY; Hill County MT Fairgrounds -Havre, MT; Central Wyoming College Ag Complex-Riverton, WY*

- Finalized final master plan graphics, created phasing diagrams and budgets at phase intervals discussed.





# EXECUTIVE SUMMARY

## County Comprehensive Plan Re-zoning Recommendations

“Although traditionally called “The Fairgrounds”, the venue where the fair is held is in reality a multipurpose events facility. Example of uses that are commonly held include rodeos, concerts, family and club meetings and reunions, agricultural shows and sales, consumer shows and a host of other activities. A modern fairgrounds is in fact, an entertainment and assembly facility. A typical list of non-fair uses is attached on page 44 of the Appendix,

The zoning in most municipal ordinances do not have a zoning district which accommodates these venues. Subject to Idaho law, it is recommended that a zoning district be developed to accommodate these multifunctional venues. This designation might be titled an “Entertainment / Assembly District”.

– David Forkner, ASLA / AIP

A large variety of possible “non-fair” activities would be allowed “by right”. The promoter of events would ideally provide the governing municipality with a description of the proposed event. An evolving trend is the development of privately owned supportive facilities on the grounds such as RV parks, motels, convenient marts, etc. These and similar uses would be considered through the “special exception” process.”



# EXECUTIVE SUMMARY

## ATTENDANCE PROJECTIONS

### Overview

The development of fairgrounds future attendance projections is not an exact science. This is due to a number of factors including population of the study area, determination of the study area, original purpose of the data, differences in definitions and a host of other reasons. The development of these projections is both a science and an art. Our group has developed a process to take these conditions in account and to temper with experiences, anecdotal information and a graded bit of clairvoyance.

### Base Data and Assumptions

The eastern part of the Teton Valley (Driggs, Victor, Teton, ID and Alta, WY) is defined as the study area (market area). Visitors from other areas may attend as well but the process is formulated to absorb those. The US Census population data updated from 2020 is used as the existing

base population. The Rodeo with an on grounds population (attendees, competitors, vendors, etc.) of 1,700 is used as the base as the largest on grounds event. Estimated attendance for the week of the fair is 9,000.

Further the assumption is made that the existing attendance market penetrations rate will be the same for the future population increases. The same densities of property utilization will remain constant.



## FUTURE NEEDS

The annual growth rate for the Valley for the past 20 years is reported to be 5.28 percent. By contrast, the state of Idaho is estimated to be 1.1 % (or 1.22 % according to differences sources). The population used for these projections is an average of the two. The market penetration rate of 70 percent and an on grounds density of 270 persons per acre are used in all projections.

### Population & Attendance Growth and Site Acreage Needs

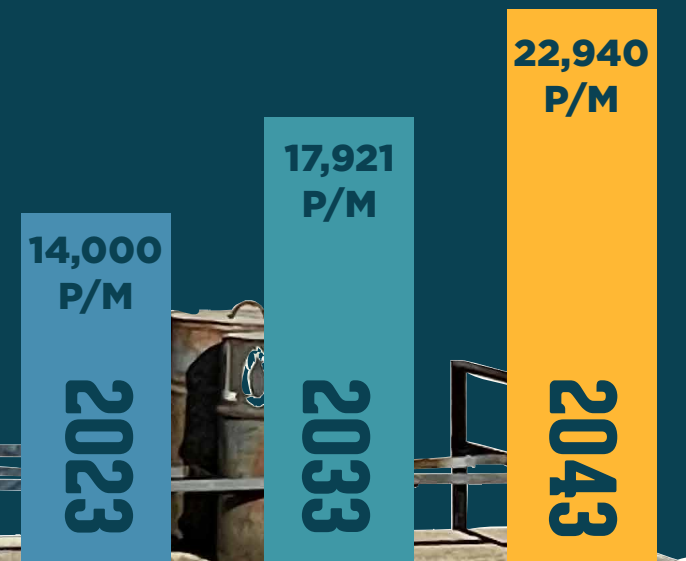
The following calculations assume that 20 net acres of the existing 40 acres +/- are actively used at one time and that the existing peak on grounds attendance is 2,500 attendees.

2023: Population/Market: 14,000

2033: Population/ Market 2.5% increase - 17,921  
Penetration Rate @ 33% = 5,913 attendees  
Acreage (at current rate 125 attendees/ac = 47 event acres or 27 acres increase

2043: Population/Market 2.5% increase - 22,940  
Penetration Rate @ 33% = 7,570 attendees  
Acreage using 60 event acres or 40 acres increase

Note: The event acres shown are what is needed given the above assumptions and projections. Ideally, this would all be contiguous but often some of the parking and vehicle storage is provided off site or parking is more strictly managed.



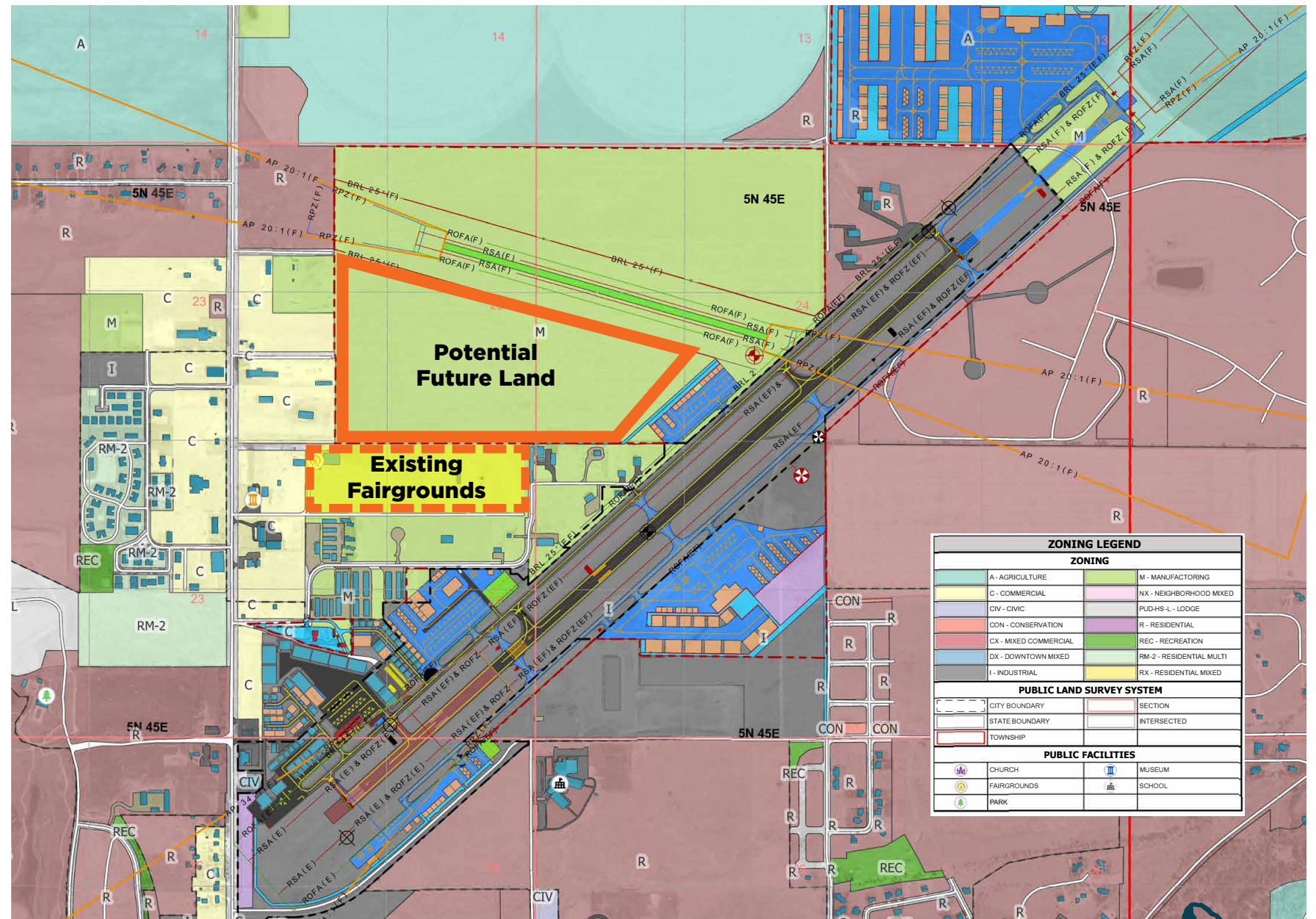




## AIRPORT MASTER PLAN

As stated in the Driggs-Reed Memorial (DIJ) Airport Master Plan, the wind data showed the need for a crosswind turf runway for small aircraft to meet the FAA's 95 percent wind coverage recommendation. This new runway will need to be a minimum of 3,000 feet in length, 60 feet in width and constructed with a turf surface to meet the needs of DIJ and its operators. To achieve the greatest wind coverage possible, the crosswind turf runway should be oriented as close to 90 degrees from the primary runway while taking advantage of developable area. Suitable agricultural and planned development land for a crosswind turf runway exists around the northern, southern, and eastern areas surrounding the Airport. Property for the chosen location will need to be acquired before development can occur. Crosswind Turf Runway Alternative 1 establishes a new turf crosswind runway on the north side of the airfield. The area is currently a farming field and will need to be acquired for the runway, safety areas, and protection zones. There doesn't appear to be any improvements on this property other than current agriculture.

The remaining area to the southwest of the secondary runway would be ideal for the needed fairgrounds future expansion. The development of this property could both serve the needs of the airport and growth of the county fairgrounds. As determined through discussions with Aviation, the author of the Master Plan, the secondary runway has been planned and shown in the airport master plan, but there is no immediate priority for its incorporation. The installation would likely be 10+ years in the future. Portioning the land with the Fair could be a possibility in future negotiations.





# EXECUTIVE SUMMARY

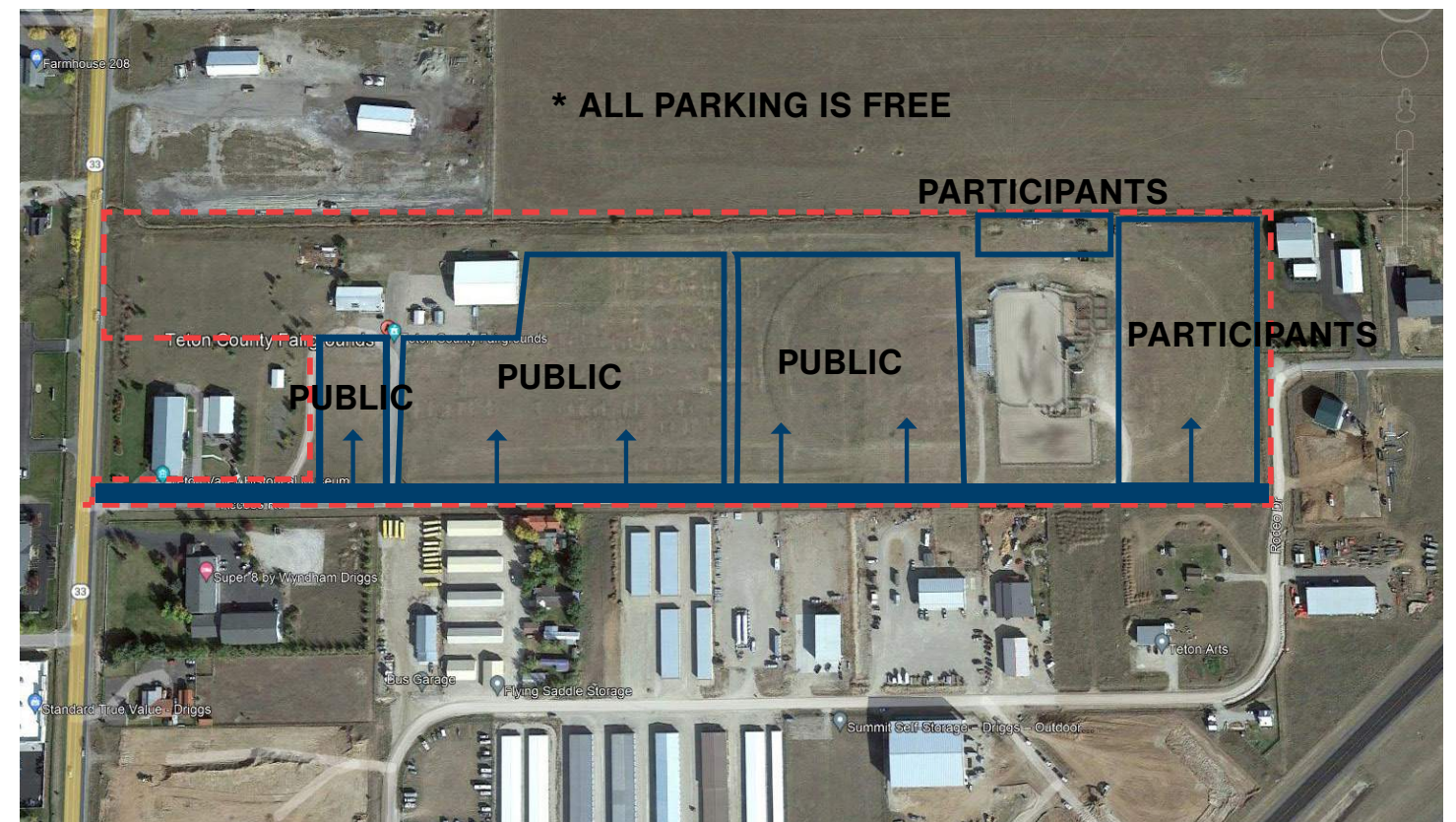
## SITE ACCESS

Site traffic flow evaluations recommended adding an additional access into the Fairgrounds to help separate trailer traffic from standard vehicle traffic. This would also help alleviate some of the traffic conflicts at the current Fairgrounds entry, which pose safety concerns. The initial proposal was to add access from the highway at the north edge of the property. Chris Moss with Flying S Title Company has confirmed that the access easement along the north boundary of the fairgrounds parcel is still owned by the Hatch subdivision. The options of vacating the easement and the possibility of access being granted from Idaho Transportation Department (ITD) was discussed with Darryl with County Public Works. An initial review from ITD confirmed that they would likely approve an access application. However, turning lanes onto SH33 would cost over \$300k to install. The canal company maintaining the irrigation ditch may also use as much land as necessary to maintain the

ditch. This might also be a deterrent for a developer to pursue this access.

A secondary option has been developed and shown in the planning options. This would be to gain access to Riteway Road, which is currently being developed for the new Tractor Supply project. This would require an access easement to the east side of the transportation Department and Electrical Co-op properties. Casper Drive (further north) would be a third option. This may be more appealing to a developer since it is already built to City standards and turn lanes have already been installed.

The adjacent Super 8 property (south) is proposing to subdivide into 3 lots. Super 8's Amended Plat Concept (06/10/2024) is currently showing abandoning their current access and using the Teton County Fairgrounds access. This would be beneficial to further reduce conflicts as the spacing of these intersections is well below standards.



**3. Vehicle Circulation / Parking / Ticket Gates**





# EXECUTIVE SUMMARY

## SITE ACCESS

Coordination with the Idaho Transportation Department is summarized below:

**Curtis Calderwood**, Design/Construction Resident Engineer:

There are no current projects planned for the SH-33/Teton County Fairgrounds Access or any adjacent intersection in the current Idaho Transportation Improvement Program (ITIP). Recent improvements on SH-33 in the Driggs vicinity were designed and completed by developers with ITD's approval.

**JR Grotjohn**, Project Coordinator:

JR can facilitate necessary permitting when intersection improvements are identified. Teton County recently received a Safe Streets for All (SS4A) planning grant to review its major roadways (to include SH 33) and to develop an action plan. Once the planning activity begins, there will be opportunities for public engagement throughout the planning process and Teton County is encouraged to participate and communicate concerns.

Coordination with Teton County Public Works:

**Darryl Johnson**, Public Works Director:

Darryl confirmed that Teton County received an SS4A grant of \$125,000. Teton County is currently in the process of developing a Request for Qualifications for professional services to develop the plan. A timeline for solicitation, selection, negotiation, and plan development was not identified. At present, Teton County does not have any improvement plans for County Roads in the vicinity.



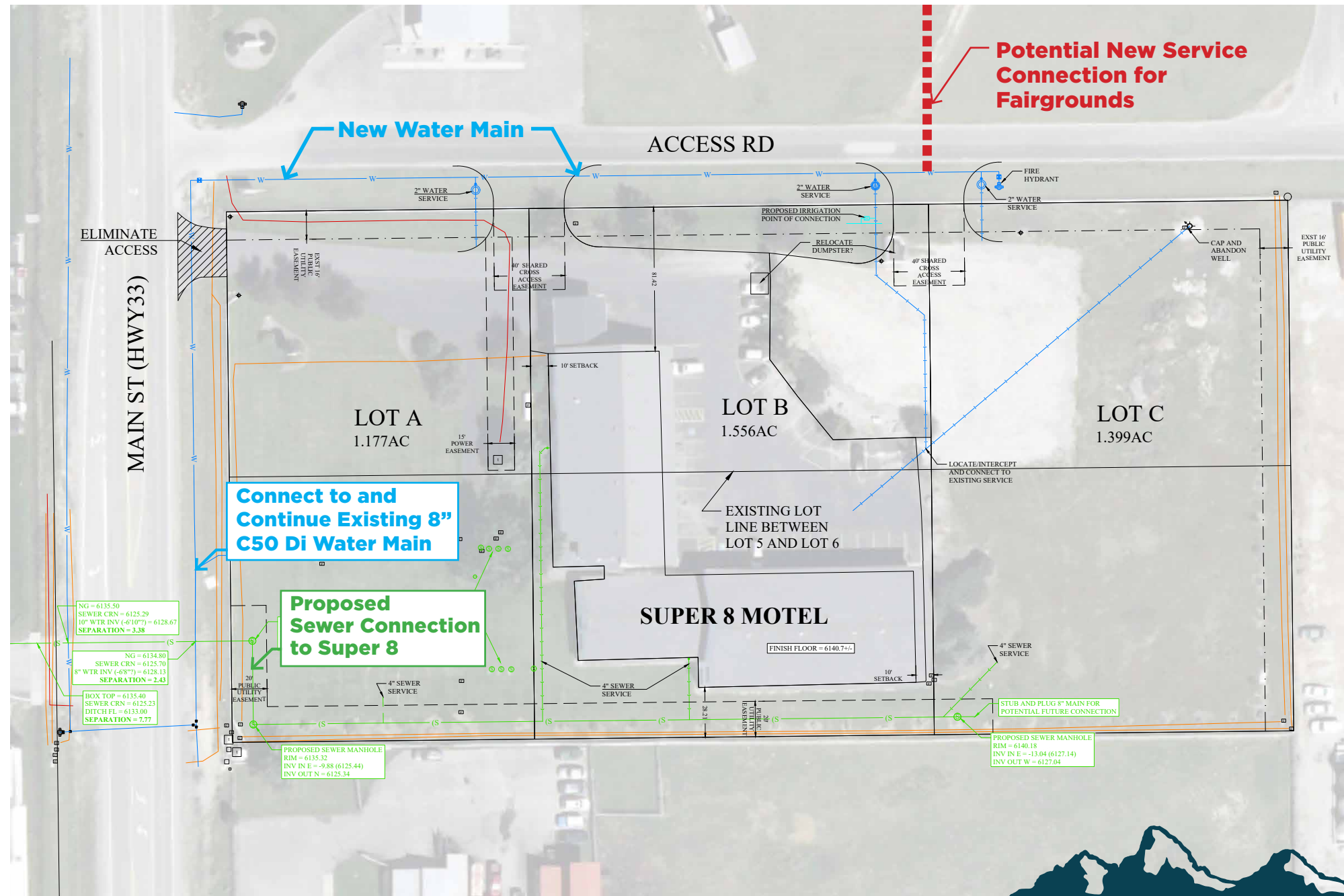
# EXECUTIVE SUMMARY

## WATER RIGHTS AT THE FAIRGROUNDS

The fairgrounds owns two ground water rights, 22-13665 for irrigation and 22-7602 for domestic use. All ground water comes from the Fair Building well. The board did previously apply for an irrigation right 22-7630, but it was relinquished for non use. Unfortunately, no new water rights are being issued for the Snake River Basin area per the Department of Idaho Water Resource office in Idaho Falls. The only way to acquire additional groundwater rights is to buy them.

The neighboring Super 8 property reportedly is subdividing into 3 lots. As part of that process, they will be installing an 8-inch City of Driggs water line to the back of their property. It will be sized large enough for other properties in the area to use. Super 8's Amended Plat Concept (06/10/2024) is currently shown the water main on the Teton County Fairgrounds property and will likely require an easement. Connecting to this line for future capacity, supply dependability, and water quality is recommended. The City of Driggs Public Works Director indicated including the fairgrounds in the City's water model for sizing requirements.

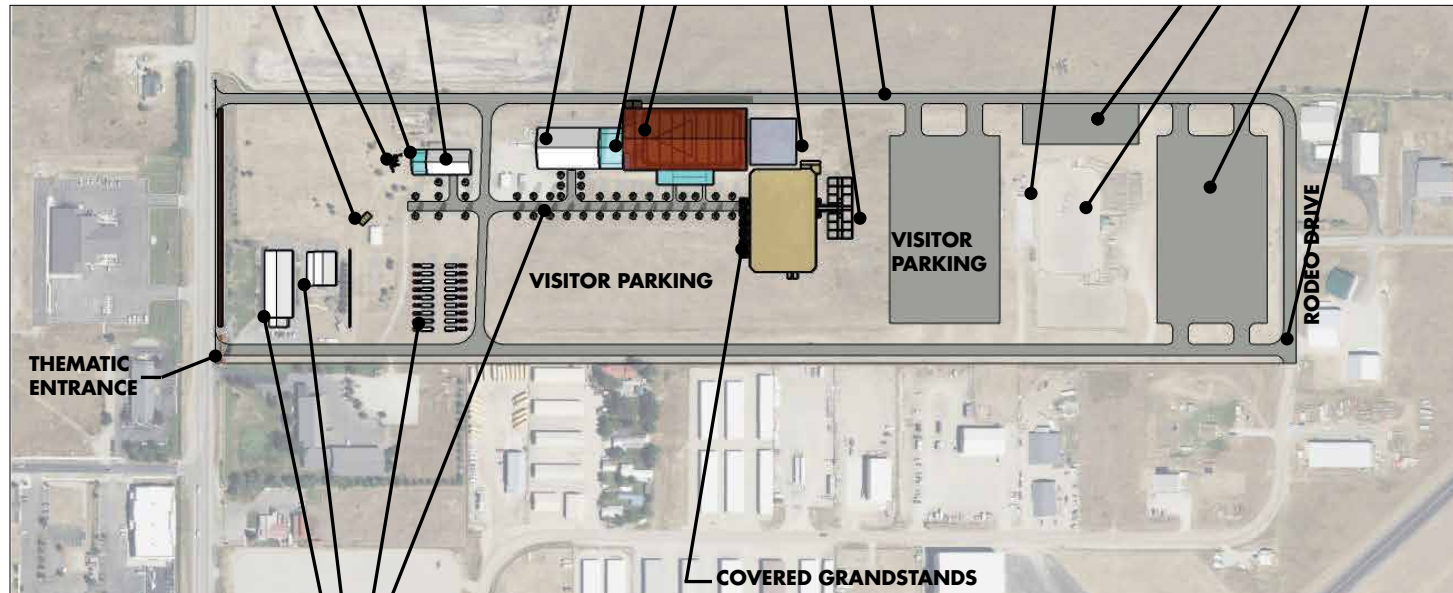
The plat concept is also showing City of Driggs sewer being brought to the Super 8 from the west side of HWY 33. It is recommend extending the sewer main to the fair property and connecting as part of this master plan. This will reduce Teton County operation and maintenance and increase dependability and capacity. Budget cost provisions have been included in this Master Plan for bringing both sewer and water into the site.





Depicted on the following pages, two final master plan diagrams were developed, each incorporating the final approved program elements.

- **Option A** includes the program within the current fairgrounds boundary.
- **Option B** uses the same program but assumes the ability to expand to the property to the north.



# OPTION A MASTER PLAN



- 1 Event Stage
- 2 Public Restrooms
- 3 Playground
- 4 Existing Garden
- 5 Utility Vehicle Shed
- 6 Fair Building
- 7 Fair Building Entry Facade
- 8 RV Parking
- 9 Existing Pavilion
- 10 Expansion - Pavilion
- 11 Office Addition
- 12 Indoor Arena
- 13 Warm-up Pen
- 14 Covered Grandstands
- 15 Outdoor Arena Show Ring
- 16 Existing Outdoor Arena/  
Future Motorsports
- 17 Gravel Parking





# MASTER PLAN

## OPTION A



Cushing  
Terrell.

# OPTION B MASTER PLAN



- 1 Covered Grandstands
- 2 Outdoor Arena Show Ring
- 3 Landscaping
- 4 Event Stage
- 5 Public Restrooms
- 6 Playground
- 7 Existing Garden
- 8 Utility Vehicle Shed
- 9 Existing Fair Building
- 10 Fair Building Entry Facade
- 11 RV Parking
- 12 Existing Pavilion
- 13 Expansion - Pavilion
- 14 Office Addition
- 15 Indoor Arena
- 16 Warm-up Pen
- 17 Existing Outdoor Arena/  
Future Motorsports
- 18 Gravel Parking







# MASTER PLAN PHASING

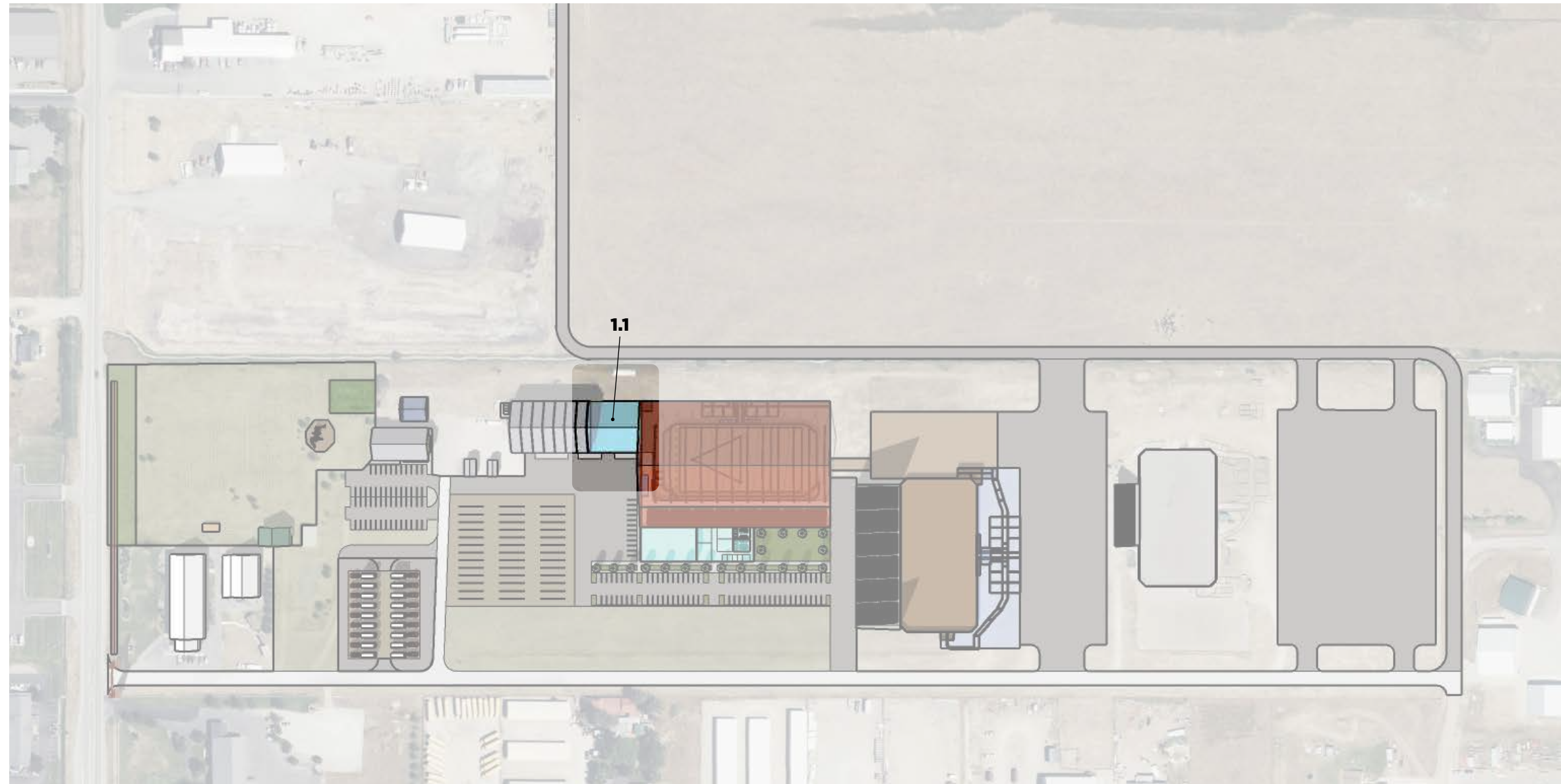
The approved program was divided into phases to enable construction to progress as planning and funding allow. Each phase was grouped into similar program elements with budgetary costs developed per phase.



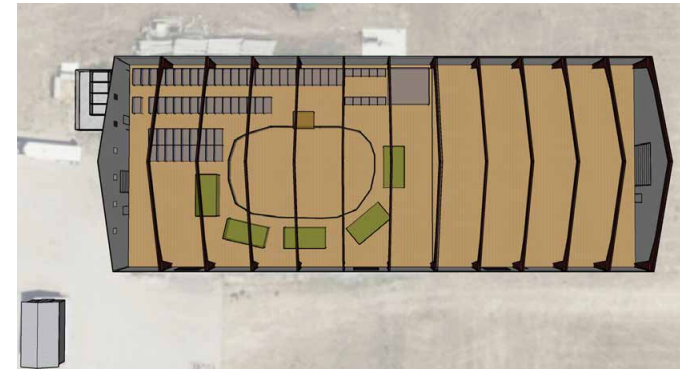
## PHASE 1

### 1.1 Pavilion Expansion

- 60'x100' = 6000sf
- Expand to the east
- Provide space for a second 60'x100' extension

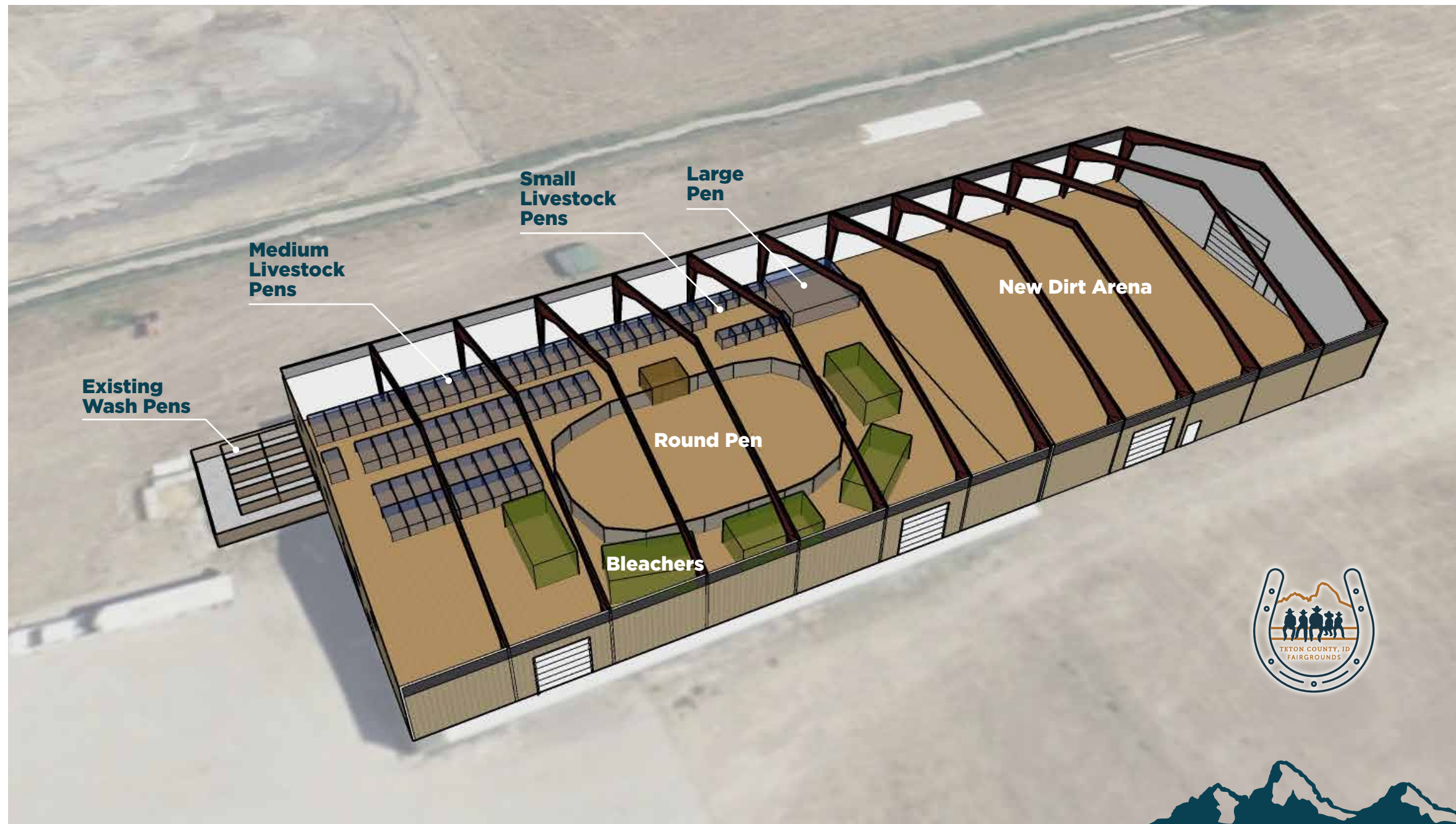


# PHASE ONE PAVILION EXPANSION



The current Indoor Riding Pavilion is open year-round and is free to the public. The substantial amount of requests for reservations and space needs have made it difficult to keep up with the demand, especially during fair week. The Fair Board agreed on the priority of the pavilion expansion.

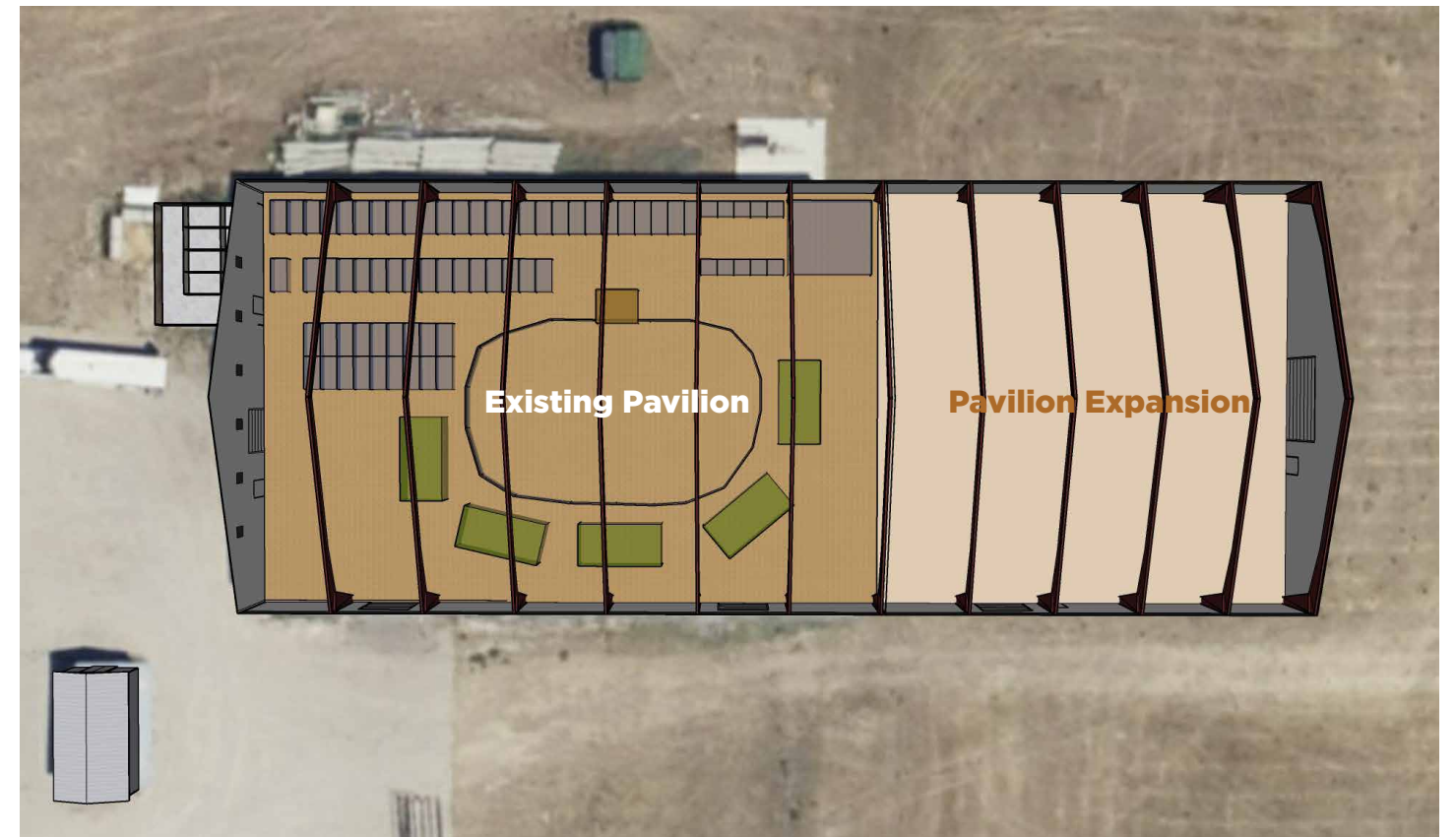
In March, Public Works & the Fairgrounds Administrator met with the BoCC to discuss FY2024 improvements at the Fairgrounds. A budget was established and it was decided that The Pavilion Expansion project would move forward using \$450,000 awarded ARPA funds to the fairgrounds for improvements. This phase has been initiated. Teton West is currently working on the Pavilion expansion



# PHASE ONE BUDGETARY COST

## Phase 1

	QUANTITY	UNIT PRICE	COST
A New Construction			
-Pavilion Expansion			
Pre-engineered Metal Building	1 LS @	\$ 416,629 =	\$ 416,629
Electrical	1 LS @	\$ 26,000 =	\$ 26,000
<b>SUBTOTAL BUILDING COST</b>		<b>= \$</b>	<b>442,629</b>
B Site Development			
-Site Grading	1 LS @	\$ 7,210 =	\$ 7,210
<b>SUBTOTAL SITE DEVELOPMENT COST</b>		<b>= \$</b>	<b>7,210</b>
C Equipment & Furnishings Allowance			
	0 @	\$ 0 =	\$ -
<b>SUBTOTAL EQUIPMENT AND FURNISHINGS</b>		<b>= \$</b>	<b>-</b>
<b>D SUBTOTAL CONSTRUCTION</b>		<b>= \$</b>	<b>449,839</b>
<b>E TOTAL CONSTRUCTION</b>		<b>= \$</b>	<b>449,839</b>
F Proposed Fee			
1) A/E Services	@	0.00% =	\$ -
1) Owner's Rep - In-kind	@	0.00% =	\$ -
<b>G TOTAL CONSTRUCTION AND DESIGN</b>		<b>= \$</b>	<b>449,839</b>

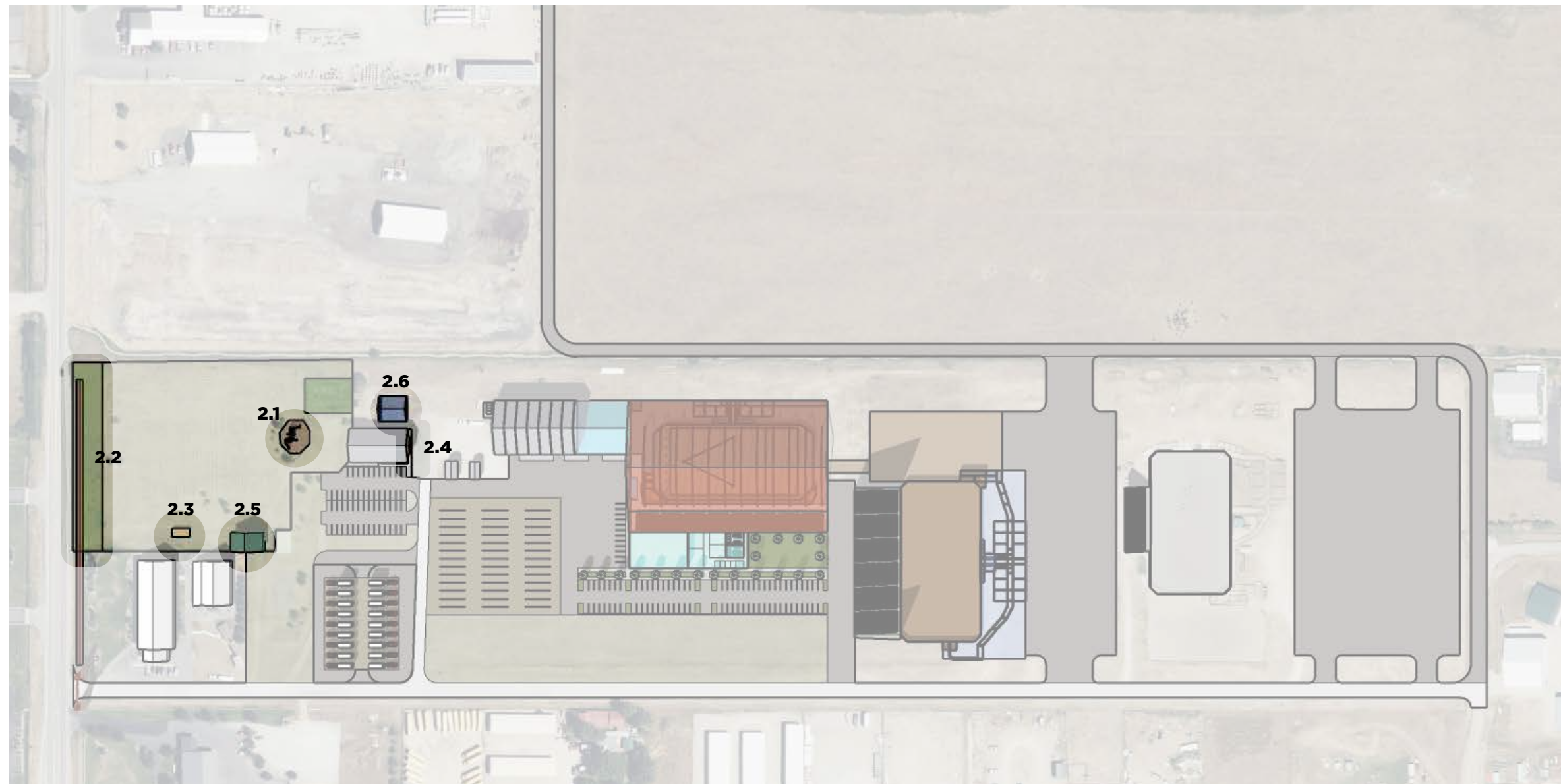




# PHASE TWO

## PHASE 2

- 2.1 Playground** - Lewis-Parish Park
  - Add new playground equipment
  
- 2.2 Landscaping** - Lewis-Parish Park
  - Add 10-15 semi-mature trees, 3 mature trees and shrubs & irrigation
  - Enhance existing garden
  
- 2.3 Event Stage** - Lewis-Parish Park
  - 16x30 = 480 sf
  - 2' high w/ 12' high cover
  - 20'x30'
  
- 2.4 Façade of Fair Building**
  - Enhance the façade
  - Review plans for 2016 remodel
  
- 2.5 Public Restrooms**
  - Two unisex restrooms
  - Verify size and number of fixtures
  - Include water fill station
  
- 2.6 Utility Vehicle Shed**
  - Covered storage for tractors, etc.

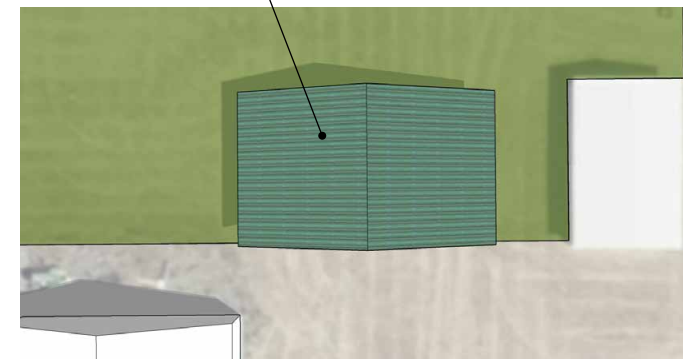


# PHASE TWO BUDGETARY COST

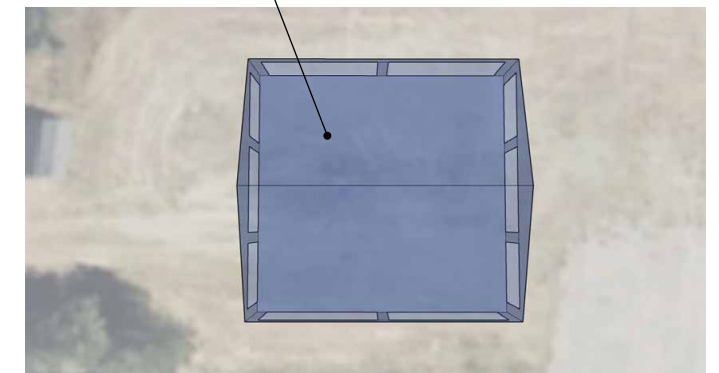
## Phase 2

	QUANTITY	Low Range		High Range	
		UNIT PRICE	COST	UNIT PRICE	COST
<b>A New Construction</b>					
-Restroom Building	1,200 SF @	\$200 =	\$ 240,000	\$300 =	\$ 360,000
-Fair Building Façade	1 LS @	\$15,000 =	\$ 15,000	\$20,000 =	\$ 20,000
-Utility Vehicle Shed	2,500 SF @	\$40 =	\$ 100,000	\$60 =	\$ 150,000
-Playground	1 LS @	\$20,000 =	\$ 20,000	\$35,000 =	\$ 35,000
-Stage	480 SF @	\$75 =	\$ 36,000	\$150 =	\$ 72,000
<b>SUBTOTAL BUILDING COST</b>			<b>= \$ 411,000</b>		<b>= \$ 637,000</b>
<b>B Site Development</b>					
-Playground Surface	600 sf @	\$8 =	\$ 4,800	\$15 =	\$ 9,000
-Landscaping	20,000 SF @	\$3 =	\$ 60,000	\$5 =	\$ 100,000
<b>SUBTOTAL SITE DEVELOPMENT COST</b>			<b>= \$ 64,800</b>		<b>= \$ 109,000</b>
<b>C Equipment &amp; Furnishings Allowance</b>					
	0 LS @	\$0 =	\$ -	\$0 =	\$ -
<b>SUBTOTAL EQUIPMENT AND FURNISHINGS</b>			<b>= \$ -</b>		<b>= \$ -</b>
<b>D SUBTOTAL CONSTRUCTION</b>			<b>= \$ 475,800</b>		<b>= \$ 746,000</b>
<b>E Contingency</b>	@	10% =	\$ 47,580	10% =	\$ 74,600
<b>F TOTAL CONSTRUCTION</b>			<b>= \$ 523,380</b>		<b>= \$ 820,600</b>
<b>G Proposed Fee</b>					
1) A/E Services	@	8.00% =	\$ 41,870	8.00% =	\$ 65,648
<b>H Miscellaneous</b>					
1) Soils Investigation	1 LS @	\$5,000 =	\$ 5,000	\$15,000 =	\$ 15,000
2) Survey/Civil/Utility Locates, etc.	1 LS @	\$5,000 =	\$ 5,000	\$15,000 =	\$ 15,000
3) Owner Costs	1 LS @	\$5,000 =	\$ 5,000	\$30,000 =	\$ 30,000
4) Reimbursable Expense Allowance	@	1.0% =	\$ 5,234	1.0% =	\$ 8,206
<b>I TOTAL CONSTRUCTION AND DESIGN</b>			<b>= \$ 585,484</b>		<b>= \$ 954,454</b>
<b>J Cost Escalation</b>	@	4% =	\$ 19,032	4% =	\$ 38,178
4% per year					
1 year				2026	\$ 992,632
				2030	\$ 1,161,239
				2035	\$ 1,412,825

**Public Restrooms**



**Utility Vehicle Shed**



**Fair Building Façade**



**Site Development**





### PHASE 3

#### 3.1 Indoor Arena

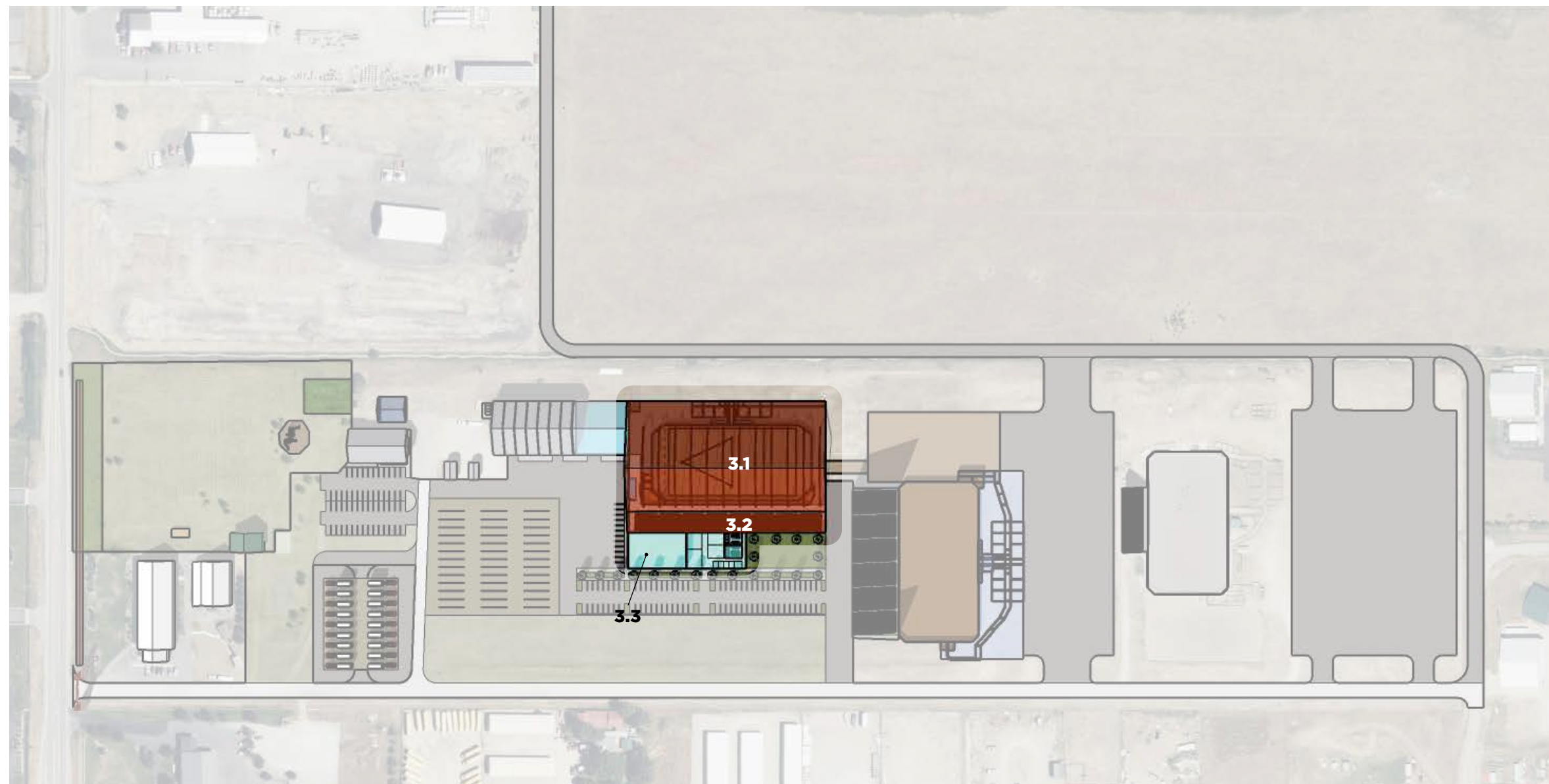
- Show Ring - Verify size: 150'x300'
- O.A. Size: 370'x280' = 103,600 sf
- Concessions and restrooms below bleachers

#### 3.2 Bleachers

- 3,000 Seating capacity
- Bleachers

#### 3.3 Office Addition

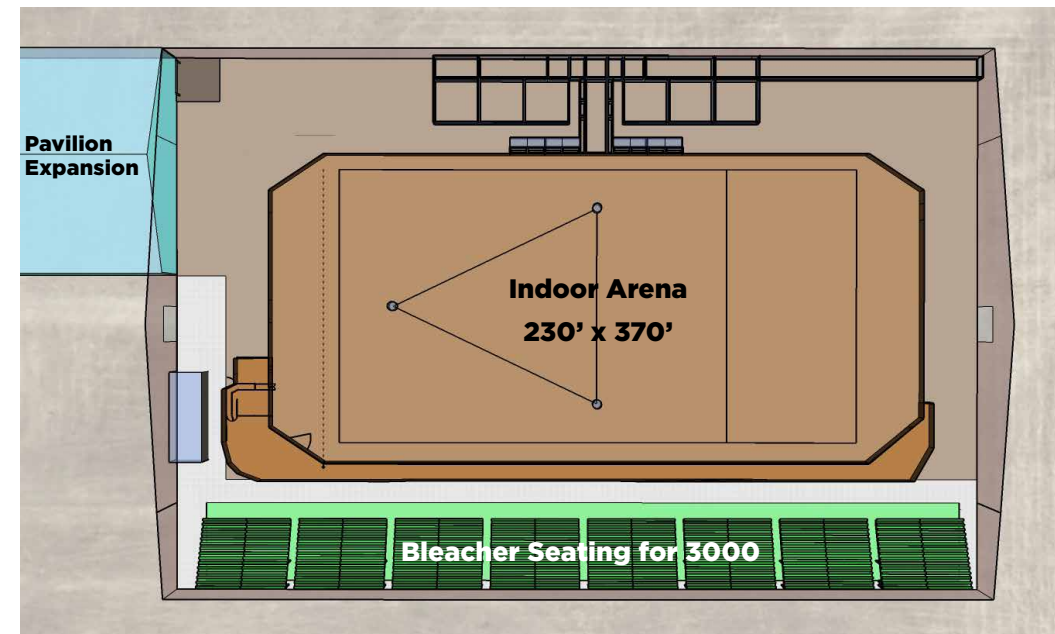
- Exhibit Hall - 7,500 SF
- Fair Board Office
- 4-H / U of I Extension Office
- Classroom Space - 2 Rooms
- Conference Room
- Public Restrooms with showers
- Maintenance Equipment Room



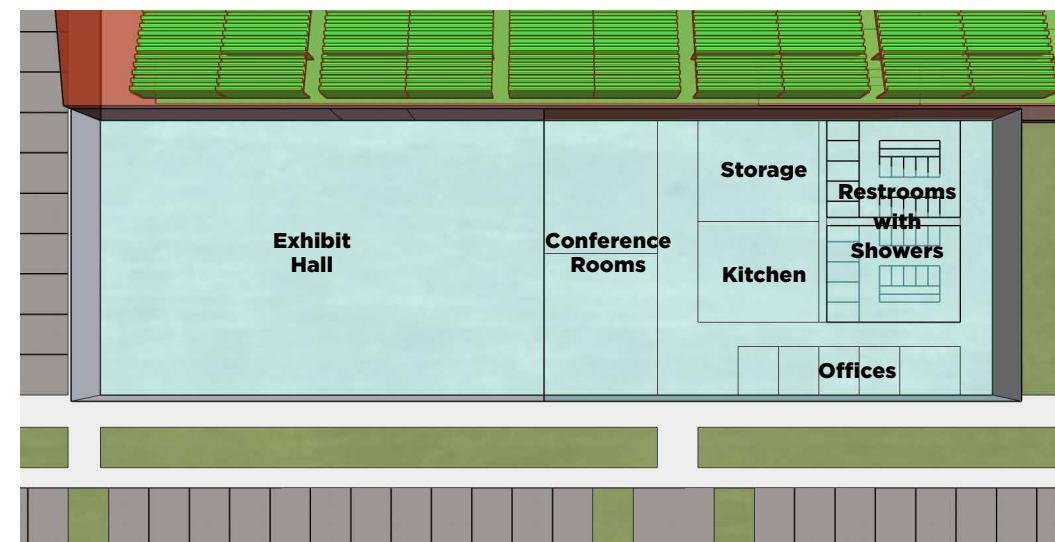
# PHASE THREE BUDGETARY COST

## Phase 3

	QUANTITY	UNIT PRICE	Low Range COST	High Range UNIT PRICE	High Range COST
<b>A New Construction</b>					
-Indoor Arena	103,600 SF @	\$125 =	\$ 12,950,000	\$300 =	\$ 31,080,000
-Office Addition	15,000 SF @	\$200 =	\$ 3,000,000	\$200 =	\$ 3,000,000
<b>SUBTOTAL BUILDING COST</b>	<b>118,600 SF</b>		<b>= \$ 15,950,000</b>		<b>= \$ 34,080,000</b>
<b>B Site Development</b>					
-Parking - Gravel Lot	100,000 SF @	\$1 =	\$ 100,000	\$1 =	\$ 100,000
-Landscaping	33,000 SF @	\$3 =	\$ 99,000	\$5 =	\$ 165,000
-Sitework/Utilities	200,000 SF @	\$2 =	\$ 400,000	\$4 =	\$ 800,000
-Interior Access Roads	50,000 SF @	\$3 =	\$ 150,000	\$3 =	\$ 150,000
-Loop Access Road	80,000 SF @	\$3 =	\$ 240,000	\$3 =	\$ 240,000
<b>SUBTOTAL SITE DEVELOPMENT COST</b>			<b>= \$ 989,000</b>		<b>= \$ 1,455,000</b>
<b>C Equipment &amp; Furnishings Allowance</b>					
-Bleachers - per seat	3,000 EA @	\$145 =	\$ 435,000	\$145 =	\$ 435,000
-General Equipment	1 LS @	\$50,000 =	\$ 50,000	\$50,000 =	\$ 50,000
-Events Center Chairs (stackable)	500 EA @	\$65 =	\$ 32,500	\$65 =	\$ 32,500
-Furniture/Furnishings	1 LS @	\$40,000 =	\$ 40,000	\$40,000 =	\$ 40,000
-Conference Center Tables/Misc. (100)	1 LS @	\$60,000 =	\$ 60,000	\$60,000 =	\$ 60,000
-Arena Sound System	1 LS @	\$30,000 =	\$ 30,000	\$30,000 =	\$ 30,000
-Exhibit Hall Sound System	1 LS @	\$15,000 =	\$ 15,000	\$15,000 =	\$ 15,000
-Rodeo Equipment - Indoor	1 LS @	\$240,000 =	\$ 240,000	\$240,000 =	\$ 240,000
<b>SUBTOTAL EQUIPMENT AND FURNISHINGS</b>			<b>= \$ 902,500</b>		<b>= \$ 902,500</b>
<b>D SUBTOTAL CONSTRUCTION</b>			<b>= \$ 17,841,500</b>		<b>= \$ 36,437,500</b>
<b>E Contingency</b>	@	10% =	\$ 1,784,150	10% =	\$ 3,643,750
<b>F TOTAL CONSTRUCTION</b>			<b>= \$ 19,625,650</b>		<b>= \$ 40,081,250</b>
<b>G Proposed Fee</b>					
1) A/E Services	@	8.00% =	\$ 1,570,052	8.00% =	\$ 3,206,500
<b>H Miscellaneous</b>					
1) Soils Investigation	1 LS @	\$15,000 =	\$ 15,000	\$15,000 =	\$ 15,000
2) Survey/Civil/Utility Locates, etc.	1 LS @	\$15,000 =	\$ 15,000	\$15,000 =	\$ 15,000
3) Owner Costs	1 LS @	\$30,000 =	\$ 30,000	\$30,000 =	\$ 30,000
4) Construction Testing	1 LS @	\$20,000 =	\$ 20,000	\$20,000 =	\$ 20,000
5) Reimbursable Expense Allowance	@	0.5% =	\$ 98,128	0.5% =	\$ 200,406
<b>I TOTAL CONSTRUCTION AND DESIGN</b>			<b>= \$ 21,373,830</b>		<b>= \$ 43,568,156</b>
<b>J Cost Escalation</b>	@	4% =	\$ 713,660	4% =	\$ 1,742,726
4% per year					
				2026	\$ 45,310,883
				2030	\$ 53,007,324
				2035	\$ 64,491,514



### Office Addition







# PHASE FOUR

## PHASE 4

### 4.1 Outdoor Arena

- Show ring size 150'x330' - verify
- Concessions and restrooms below bleachers

### 4.2 Covered Grandstands

- Bleachers for seating for 6,000 seats with room for expansion

### 4.3 Warm-up Pen

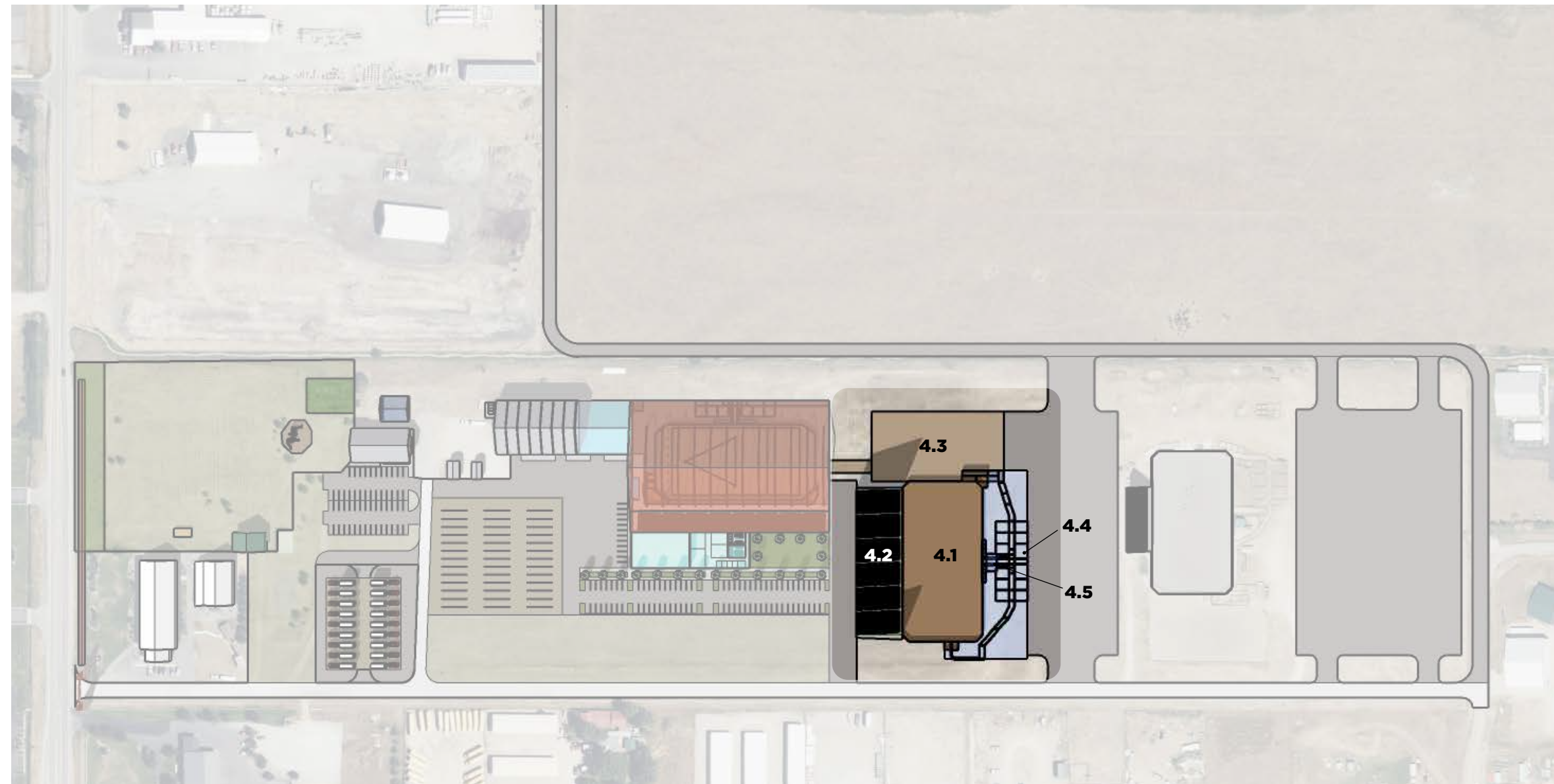
- 130'x200'
- Locate between outdoor and indoor arenas

### 4.4 Stock Holding Pens

- Double the size of existing penning area
- Design to be similar to penning at Eastern Idaho Fair - Blackfoot, ID
- 55'x148' = 8,140 sf

### 4.5 Crow's Nest

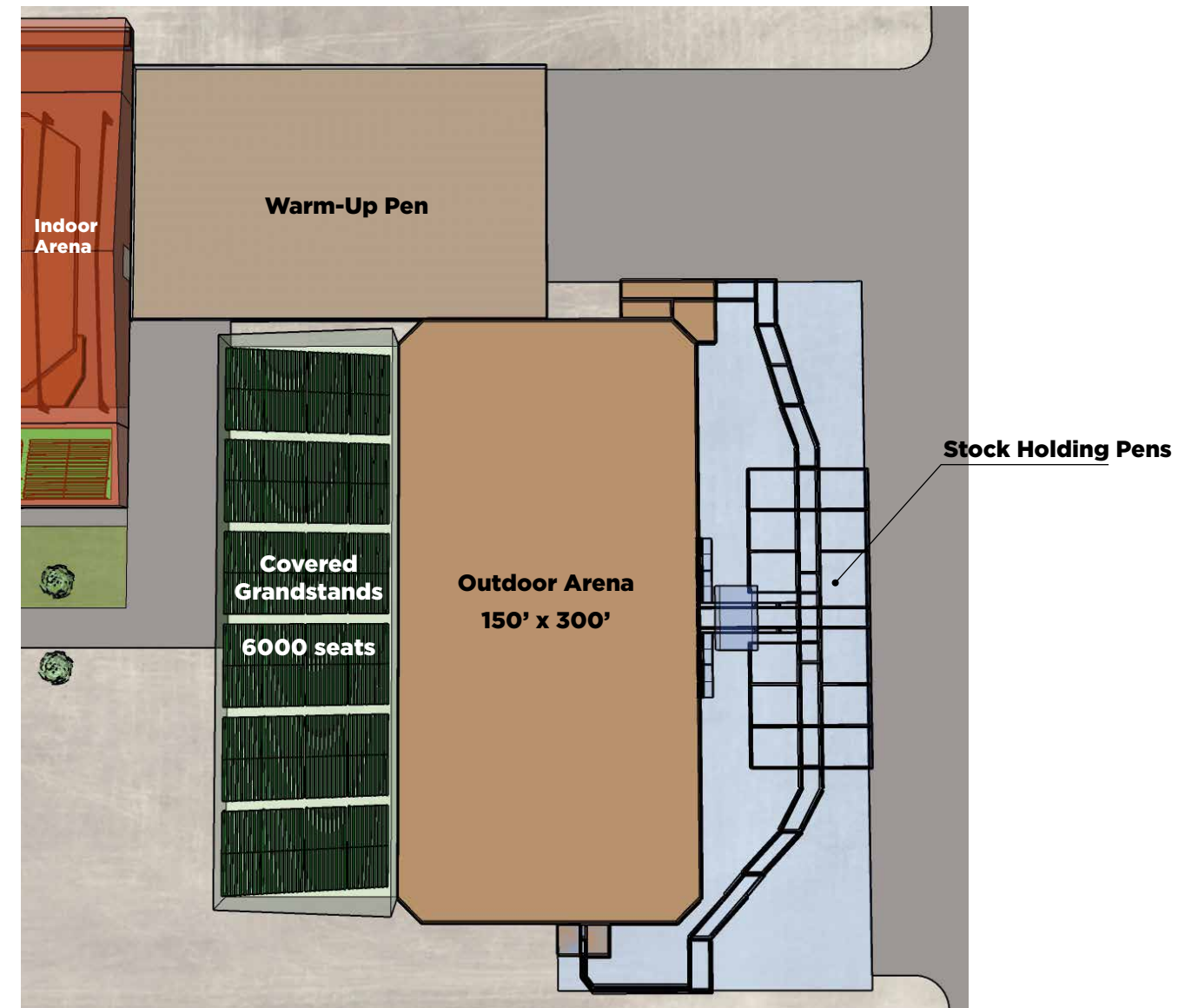
- Similar size to Jackson Hole, WY
- 16'x50'



# PHASE FOUR BUDGETARY COST

## Phase 4

	QUANTITY	Low Range		High Range	
		UNIT PRICE	COST	UNIT PRICE	COST
<b>A New Construction</b>					
-Grandstands - per seat	6,000 EA @	\$160 =	\$ 960,000	\$225 =	\$ 1,350,000
-Crow's Nest	1 LS @	\$25,000 =	\$ 25,000	\$35,000 =	\$ 35,000
<b>SUBTOTAL BUILDING COST</b>			<b>= \$ 985,000</b>		<b>= \$ 1,385,000</b>
<b>B Site Development</b>					
-Arena Additional Parking	150,000 SF @	\$1 =	\$ 150,000	\$1 =	\$ 150,000
-Sitework/Utilities	185,000 SF @	\$2 =	\$ 370,000	\$4 =	\$ 740,000
-Loop Access Road	80,000 SF @	\$3 =	\$ 240,000	\$3 =	\$ 240,000
<b>SUBTOTAL SITE DEVELOPMENT COST</b>			<b>= \$ 760,000</b>		<b>= \$ 1,130,000</b>
<b>C Equipment &amp; Furnishings Allowance</b>					
-General Equipment	1 LS @	\$30,000 =	\$ 30,000	\$50,000 =	\$ 50,000
-Arena Sound System	1 LS @	\$30,000 =	\$ 25,000	\$35,000 =	\$ 35,000
-Rodeo Equipment - Outdoor	1 LS @	\$250,000 =	\$ 250,000	\$250,000 =	\$ 250,000
<b>SUBTOTAL EQUIPMENT AND FURNISHINGS</b>			<b>= \$ 305,000</b>		<b>= \$ 335,000</b>
<b>D SUBTOTAL CONSTRUCTION</b>			<b>= \$ 2,050,000</b>		<b>= \$ 2,850,000</b>
<b>E Contingency</b>	@	10% =	\$ 205,000	10% =	\$ 285,000
<b>F TOTAL CONSTRUCTION</b>			<b>= \$ 2,255,000</b>		<b>= \$ 3,135,000</b>
<b>G Proposed Fee</b>					
1) A/E Services	@	8.00% =	\$ 180,400	8.00% =	\$ 250,800
<b>H Miscellaneous</b>					
1) Soils Investigation	1 LS @	\$10,000 =	\$ 10,000	\$15,000 =	\$ 15,000
2) Survey/Civil/Utility Locates, etc.	1 LS @	\$10,000 =	\$ 10,000	\$15,000 =	\$ 15,000
3) Owner Costs	1 LS @	\$15,000 =	\$ 15,000	\$30,000 =	\$ 30,000
4) Construction Testing	1 LS @	\$12,000 =	\$ 12,000	\$20,000 =	\$ 20,000
5) Reimbursable Expense Allowance	@	0.5% =	\$ 11,275	0.5% =	\$ 15,675
<b>I TOTAL CONSTRUCTION AND DESIGN</b>			<b>= \$ 2,493,675</b>		<b>= \$ 3,481,475</b>
<b>J Cost Escalation</b>	@	4% =	\$ 82,000	4% =	\$ 139,259
4% per year				2026	\$ 3,620,734
				2030	\$ 4,235,747
				2035	\$ 5,153,433



\* Note: Negotiations and costs for additional land procurement shown in Master Plan Option B were not a part of this study.



# PHASE FIVE

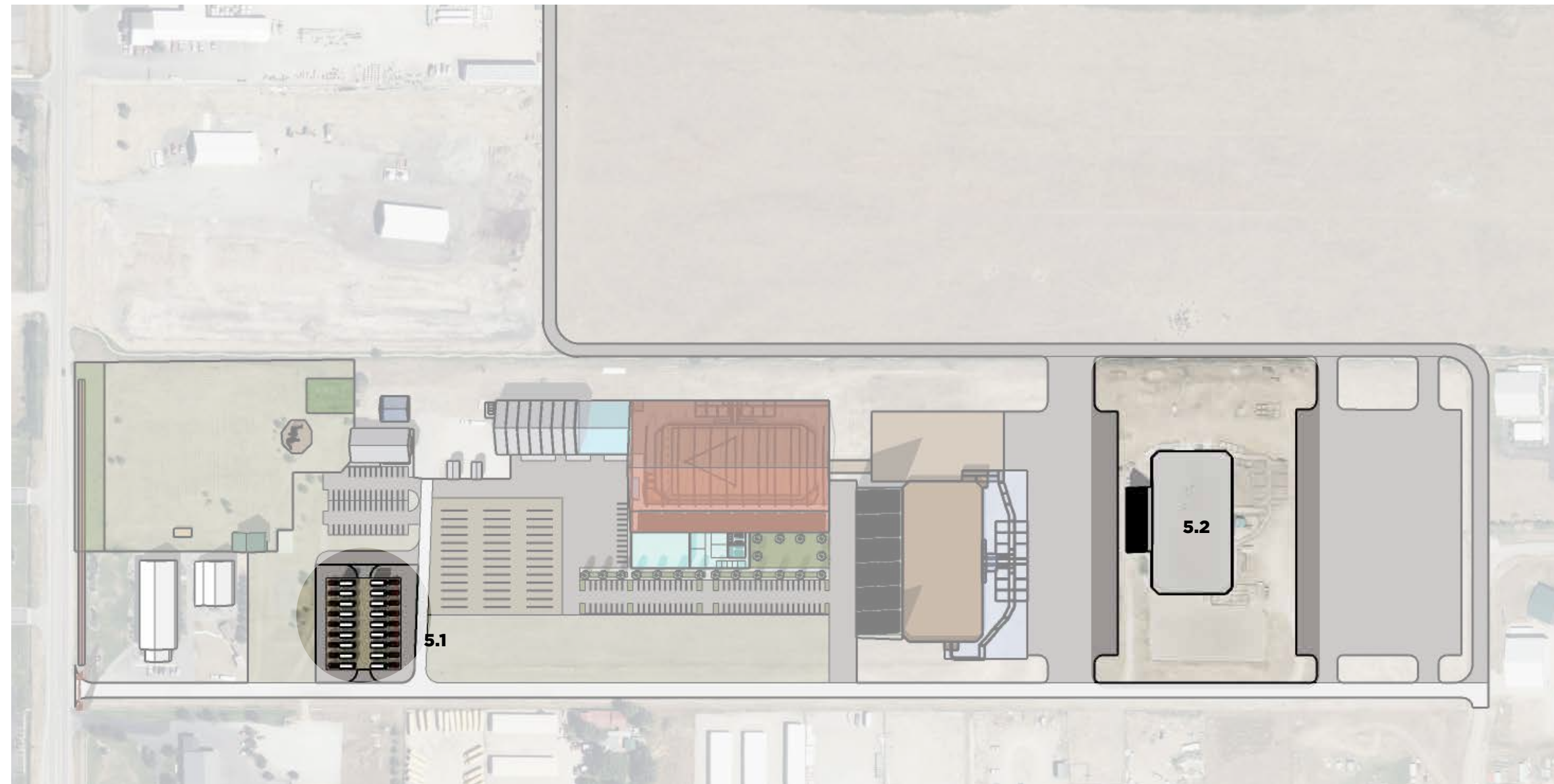
## PHASE 5

### 5.1 RV Park

- Verify # of spaces and size per space
- Water and electrical connections only

### 5.2 Motorcross Facility

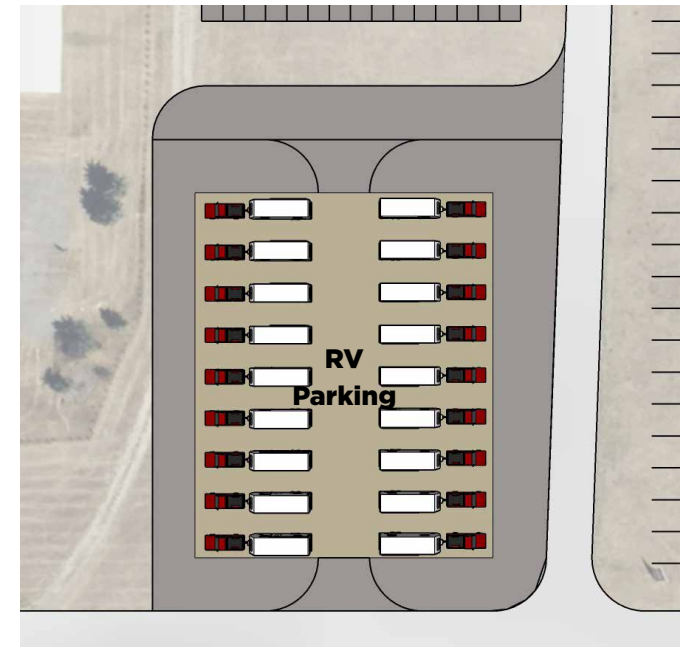
- Verify revisions to existing outdoor facility



# PHASE FIVE BUDGETARY COST

## Phase 5

	QUANTITY	Low Range		High Range	
		UNIT PRICE	COST	UNIT PRICE	COST
A New Construction	0 LS @	\$0	= \$ -	\$0	= \$ -
<b>SUBTOTAL BUILDING COST</b>			<b>= \$ -</b>		<b>= \$ -</b>
B Site Development					
-RV Parking Lot	50,000 SF @	\$1	= \$ 50,000	\$1	= \$ 50,000
-Sitework/Utilities	50,000 SF @	\$1	= \$ 50,000	\$2	= \$ 100,000
-Rodeo pen removal	1 LS @	\$5,000	= \$ 5,000	\$10,000	= \$ 10,000
<b>SUBTOTAL SITE DEVELOPMENT COST</b>			<b>= \$ 105,000</b>		<b>= \$ 160,000</b>
C Equipment & Furnishings Allowance					
-General Equipment	1 LS @	\$15,000	= \$ 15,000	\$15,000	= \$ 15,000
<b>SUBTOTAL EQUIPMENT AND FURNISHINGS</b>			<b>= \$ 15,000</b>		<b>= \$ 15,000</b>
<b>D SUBTOTAL CONSTRUCTION</b>			<b>= \$ 120,000</b>		<b>= \$ 175,000</b>
E Contingency	@	10%	= \$ 12,000	10%	= \$ 17,500
<b>F TOTAL CONSTRUCTION</b>			<b>= \$ 132,000</b>		<b>= \$ 192,500</b>
G Proposed Fee					
1) A/E Services	@	8.00%	= \$ 10,560	8.00%	= \$ 15,400
H Miscellaneous					
1) Survey/Civil/Utility Locates, etc.	1 LS @	\$4,000	= \$ 4,000	\$15,000	= \$ 15,000
2) Owner Costs	1 LS @	\$5,000	= \$ 5,000	\$30,000	= \$ 30,000
<b>I TOTAL CONSTRUCTION AND DESIGN</b>			<b>= \$ 151,560</b>		<b>= \$ 252,900</b>
J Cost Escalation	@	4%	= \$ 4,800	4%	= \$ 10,116
4% per year					
				2026	\$ 263,016
				2030	\$ 307,692
				2035	\$ 374,354





# APPENDIX

Site Analysis

Meeting Minutes

Planning Presentation to Teton County Commissioners

Typical Non-Fair Facility Usage



# APPENDIX

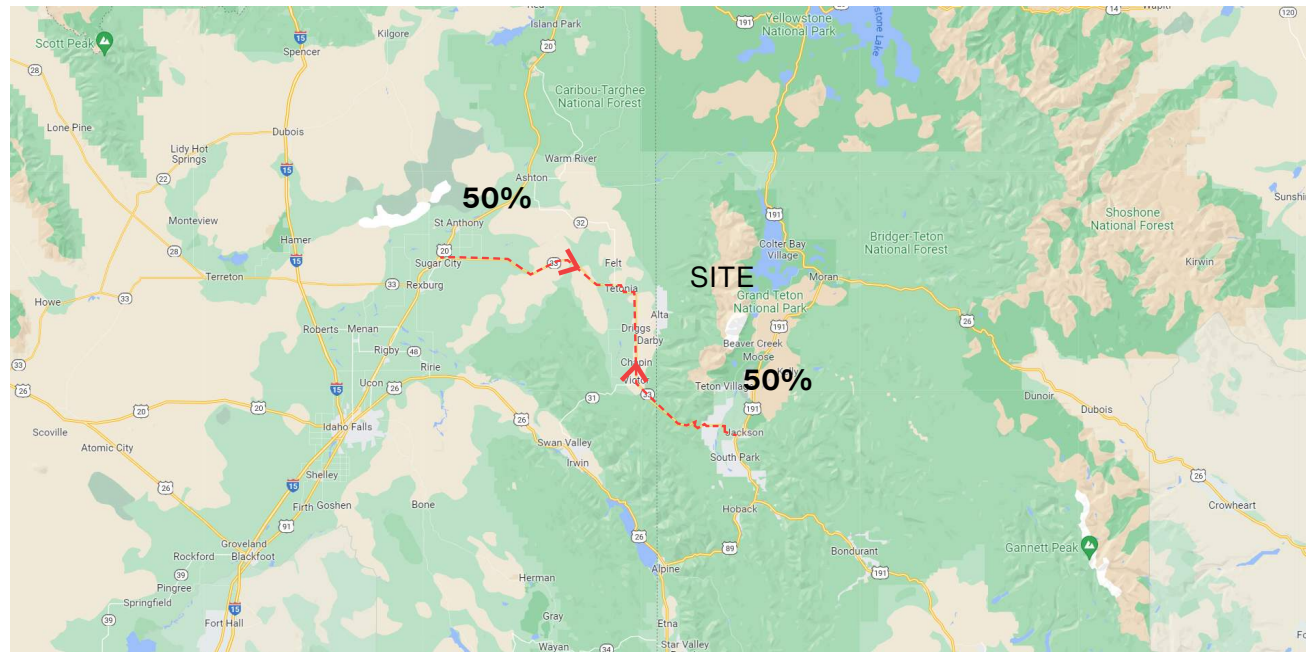
## SITE ANALYSIS

A brief compilation of supporting documentation containing planning analysis, information, meeting minutes, and presentations conducted with stakeholders in the Master Planning process.

### User Groups & Stakeholders

- Teton County Fair Board
- Teton County
- Teton County EMS
- City of Driggs
- Hispanic Resource Center
- County Commissioners
- Mayor of Teton
- City of Driggs Planning
- University of Idaho Extension
- Mayor of Driggs
- 4H Livestock Committee
- 4H
- TREC
- Trails & Pathways
- Teton Valley Rodeo
- Motor Sports

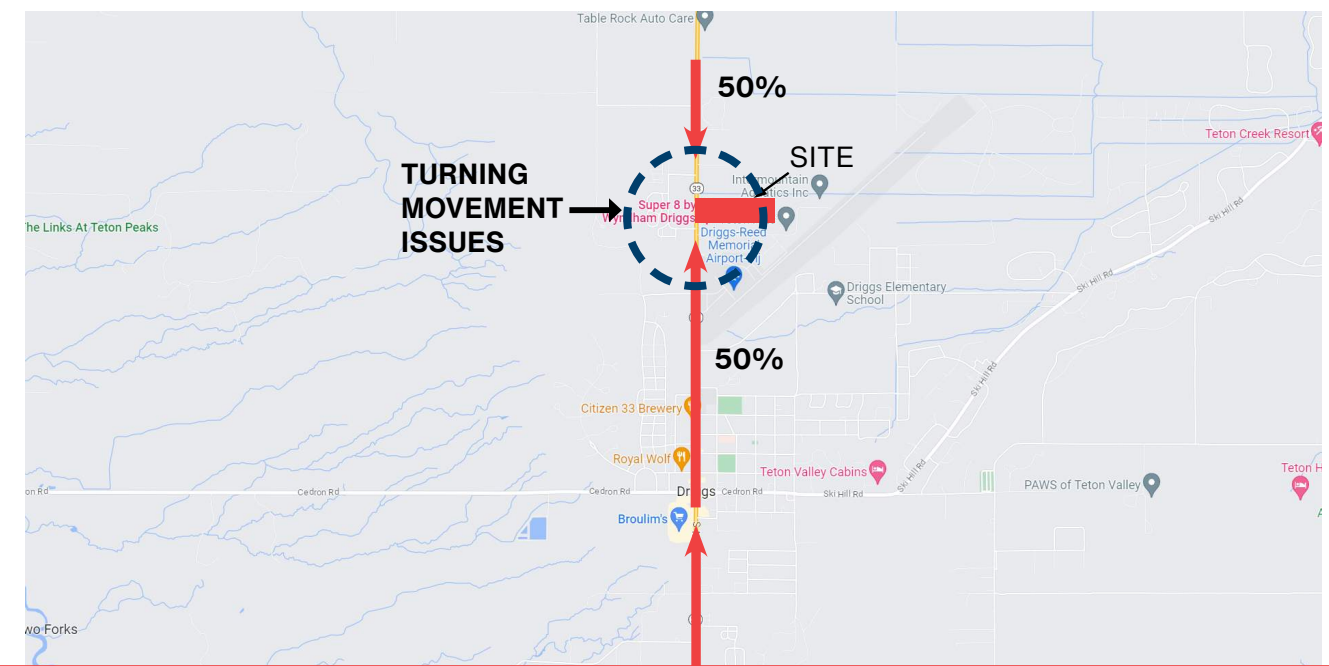




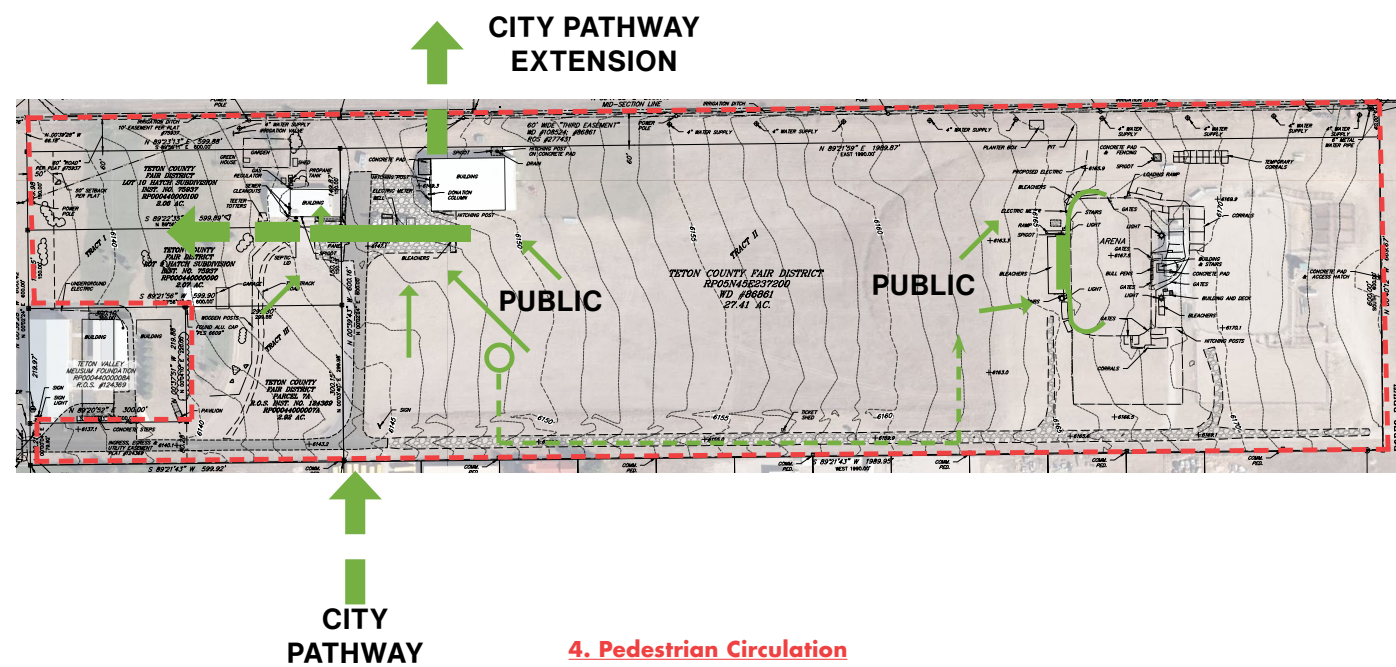
**1. Regional Access**  
Teton County Fairgrounds  
Driggs, Idaho



**3. Vehicle Circulation / Parking / Ticket Gates**  
Teton County Fairgrounds  
Driggs, Idaho



**2. Local Site Access**  
Teton County Fairgrounds  
Driggs, Idaho



**4. Pedestrian Circulation**  
Teton County Fairgrounds  
Driggs, Idaho



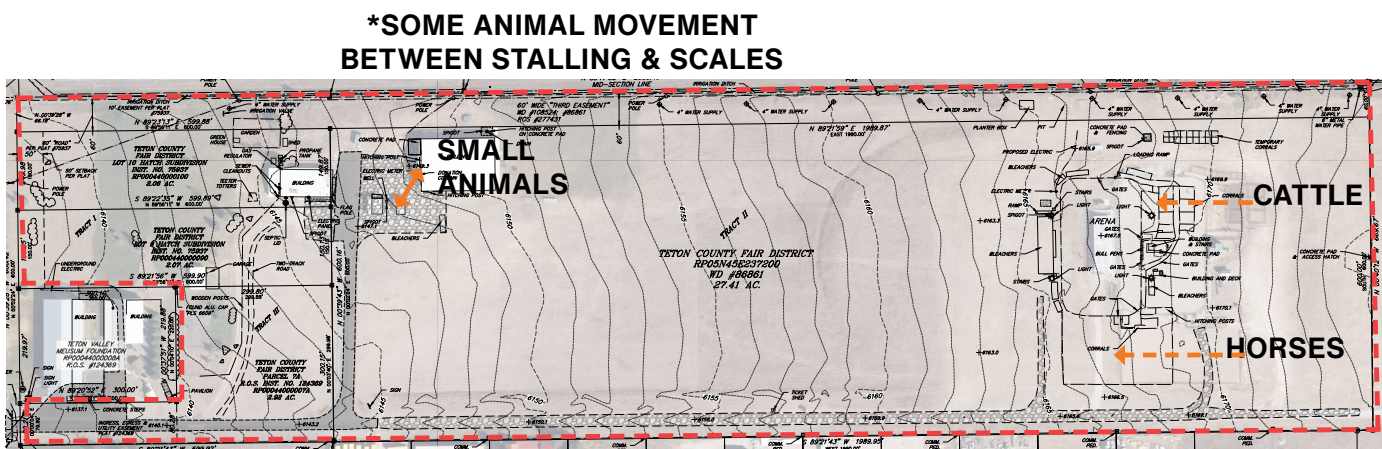
**5. Service Access and Circulation**

Teton County Fairgrounds  
Driggs, Idaho



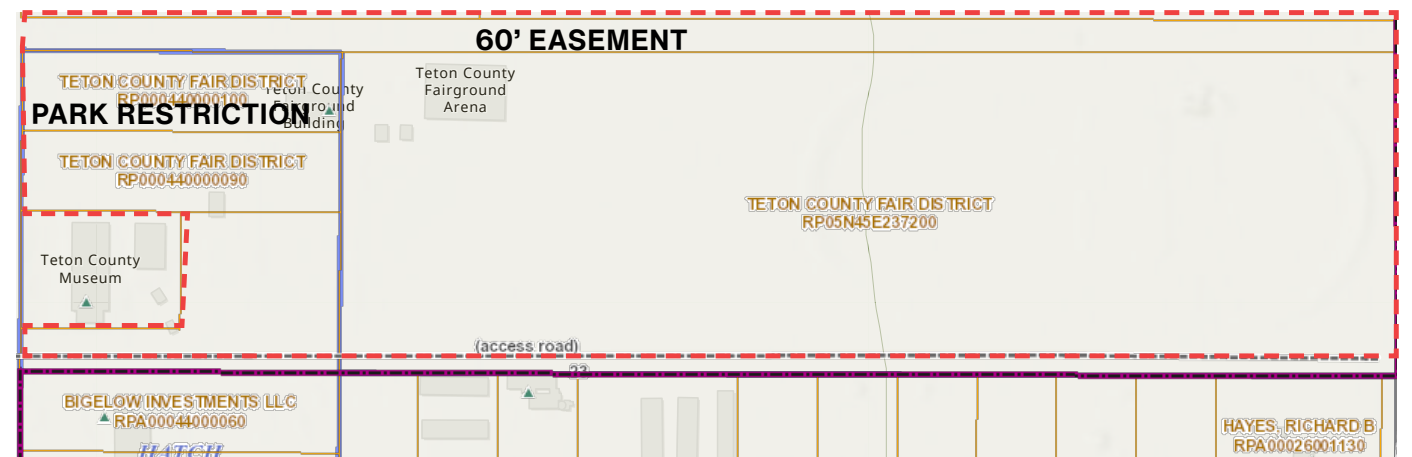
**7. Adjacent Land Uses and Neighborhood Relations Issues**

Teton County Fairgrounds  
Driggs, Idaho



**6. Animal Movements**

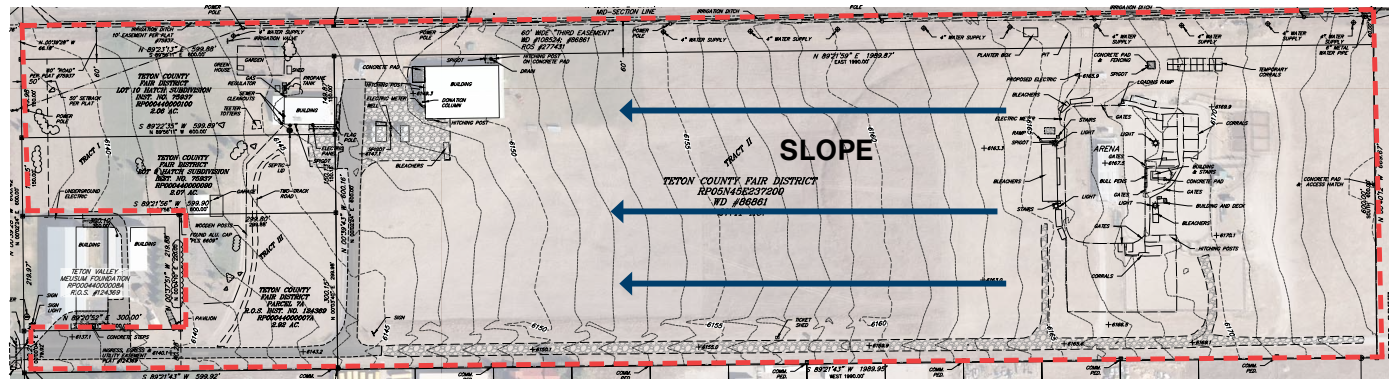
Teton County Fairgrounds  
Driggs, Idaho



**8. PROPERTY LIMITS AND OWNERSHIP**

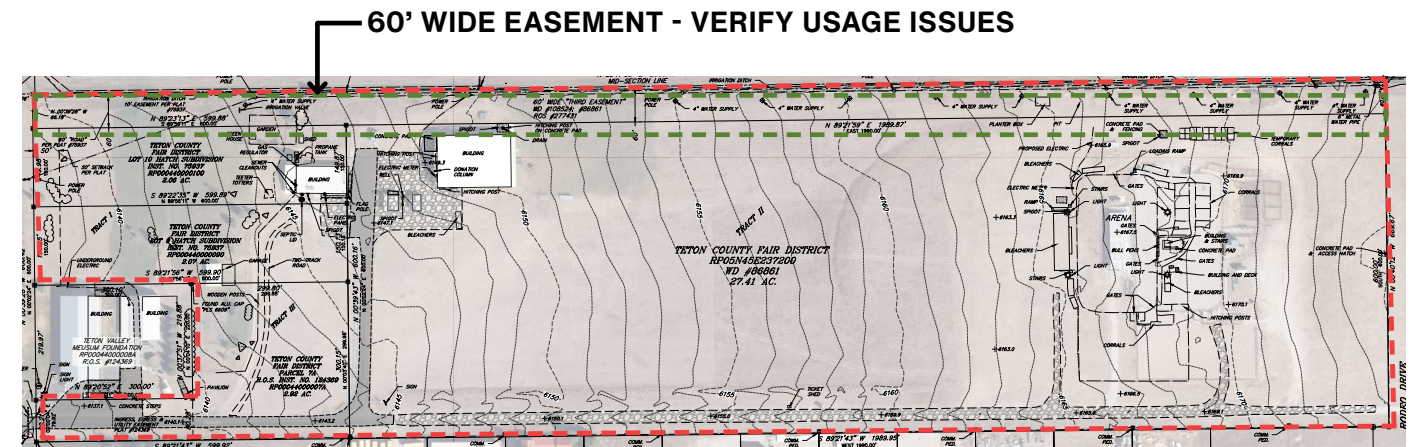
Teton County Fairgrounds  
Driggs, Idaho





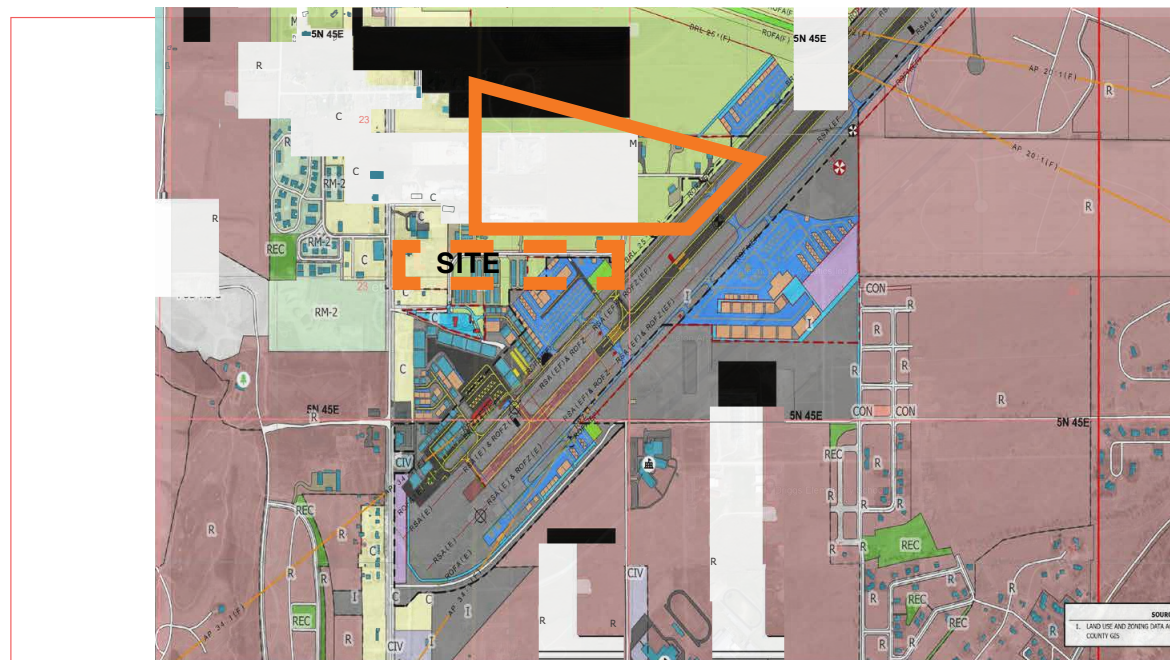
**9. SITE TOPOGRAPHY & DRAINAGE ISSUES**

Teton County Fairgrounds  
Driggs, Idaho



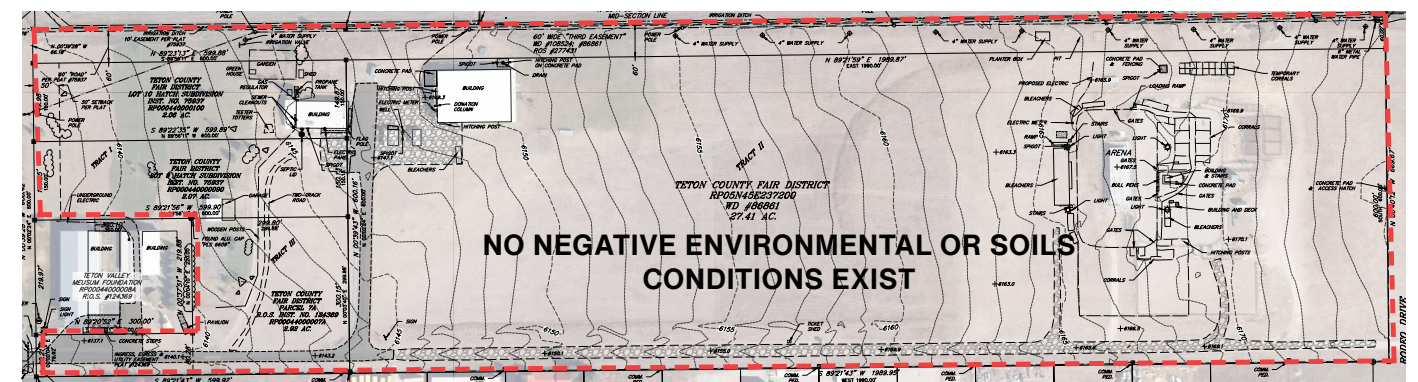
**11. EASEMENTS/RESTRICTIONS**

Teton County Fairgrounds  
Driggs, Idaho



**10. SITE EXPANSION POTENTIAL**

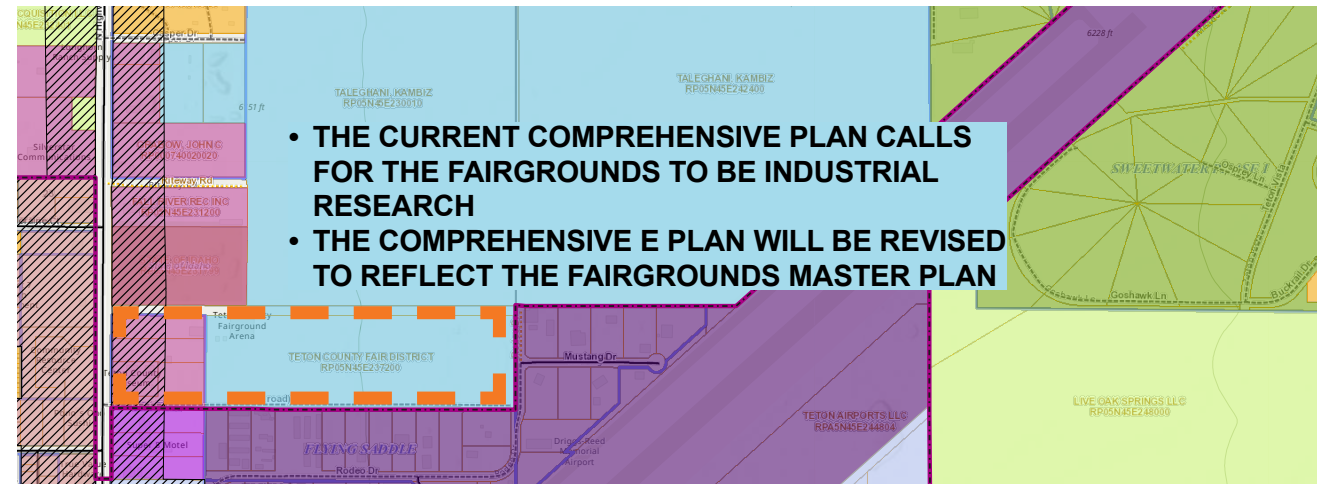
Teton County Fairgrounds  
Driggs, Idaho



**12. ENVIRONMENTAL CONDITIONS / SOIL CONDITIONS**

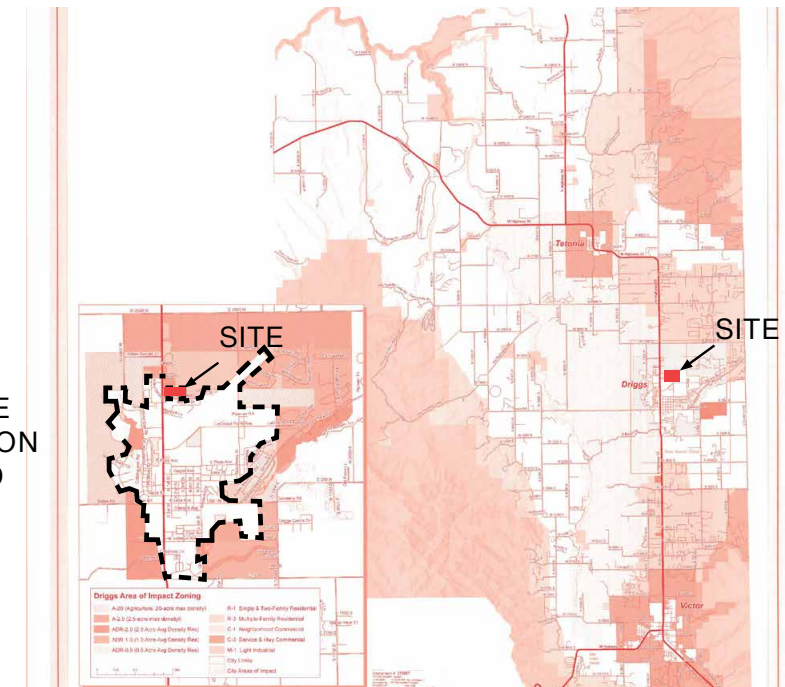
Teton County Fairgrounds  
Driggs, Idaho





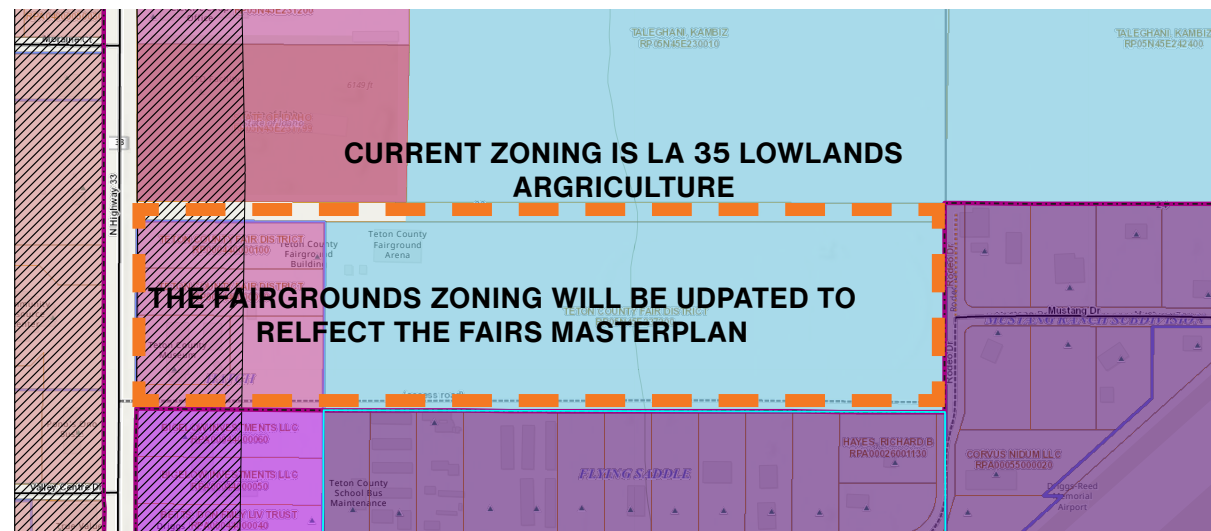
**13. COMPREHENSIVE PLAN**

Teton County Fairgrounds  
Driggs, Idaho



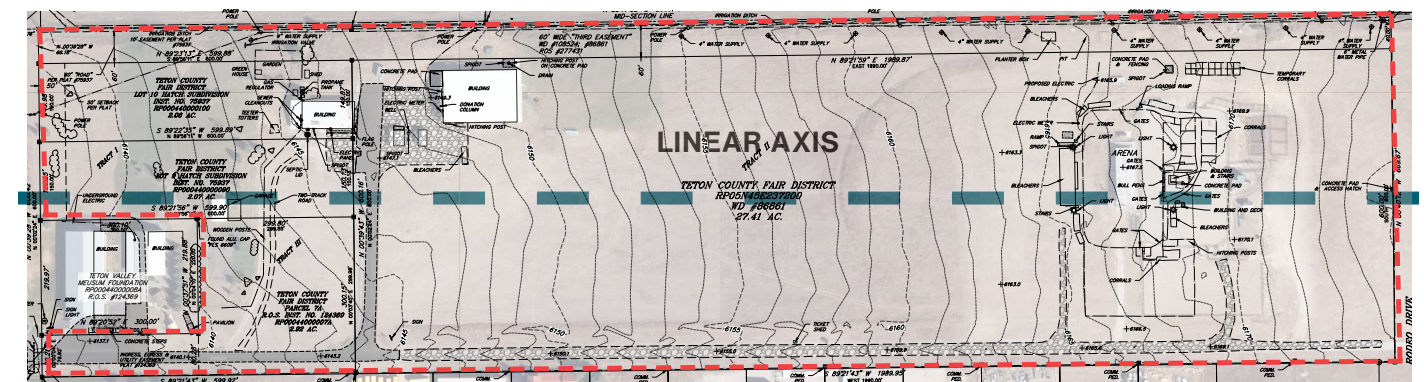
**15. CITY/COUNTY LIMITS**

Teton County Fairgrounds  
Driggs, Idaho



**14. ZONING**

Teton County Fairgrounds  
Driggs, Idaho



**16. SITE LAYOUT AXIS**

Teton County Fairgrounds  
Driggs, Idaho



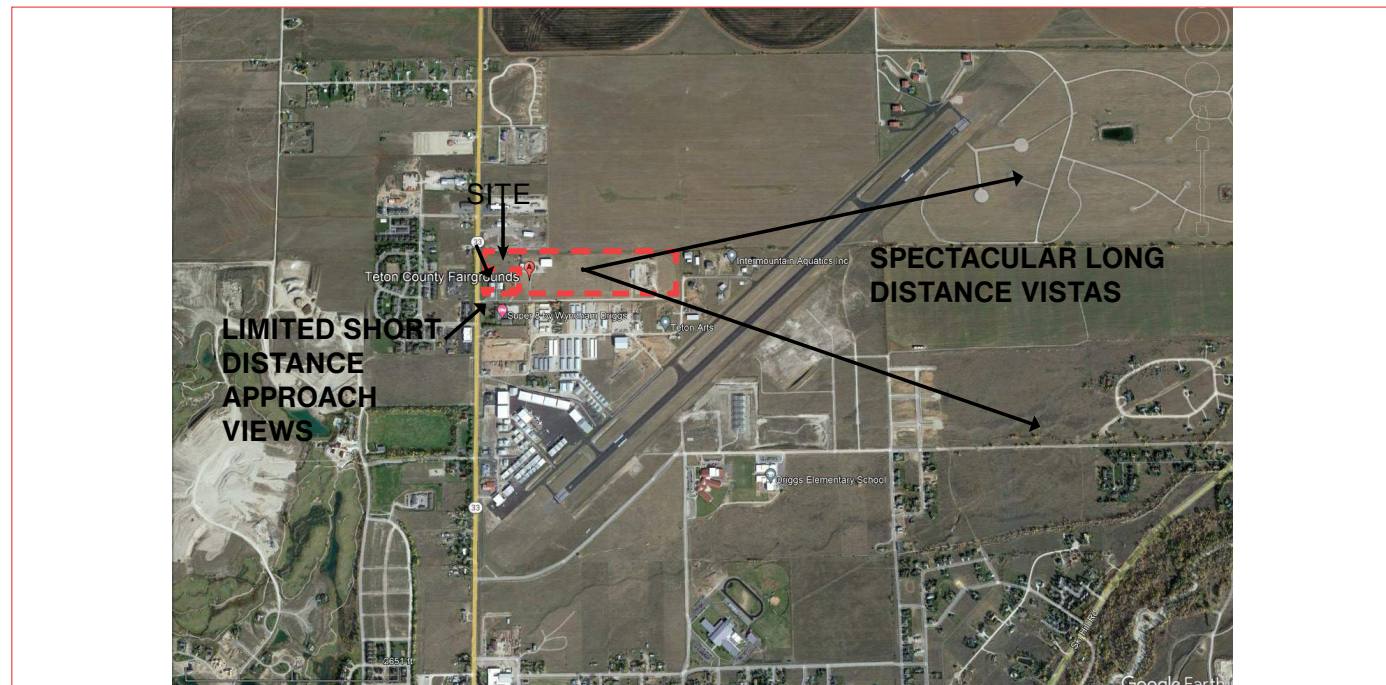
**17. VEGETATION / LANDSCAPING**

Teton County Fairgrounds  
Driggs, Idaho



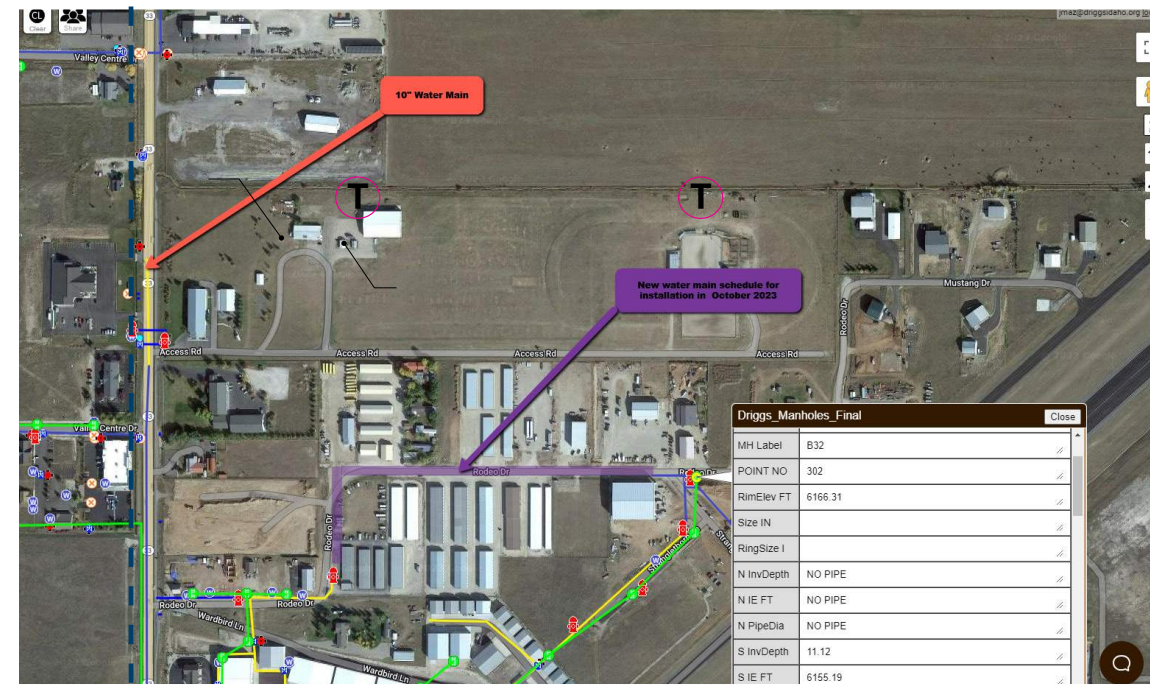
**19. SOLAR ORIENTATION / WIND DIRECTION**

Teton County Fairgrounds  
Driggs, Idaho



**18. VIEWS/VISTAS**

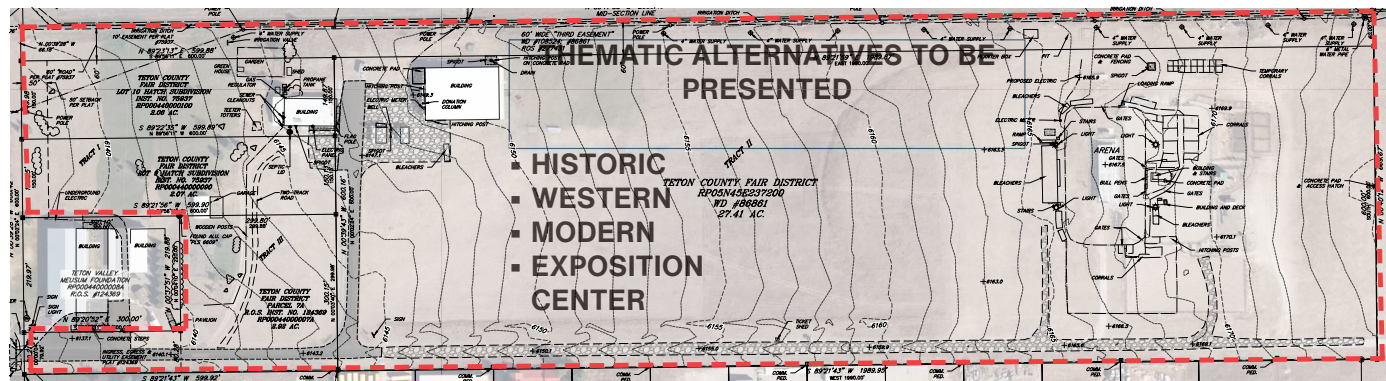
Teton County Fairgrounds  
Driggs, Idaho



**PROPOSED 10" WATER MAIN**

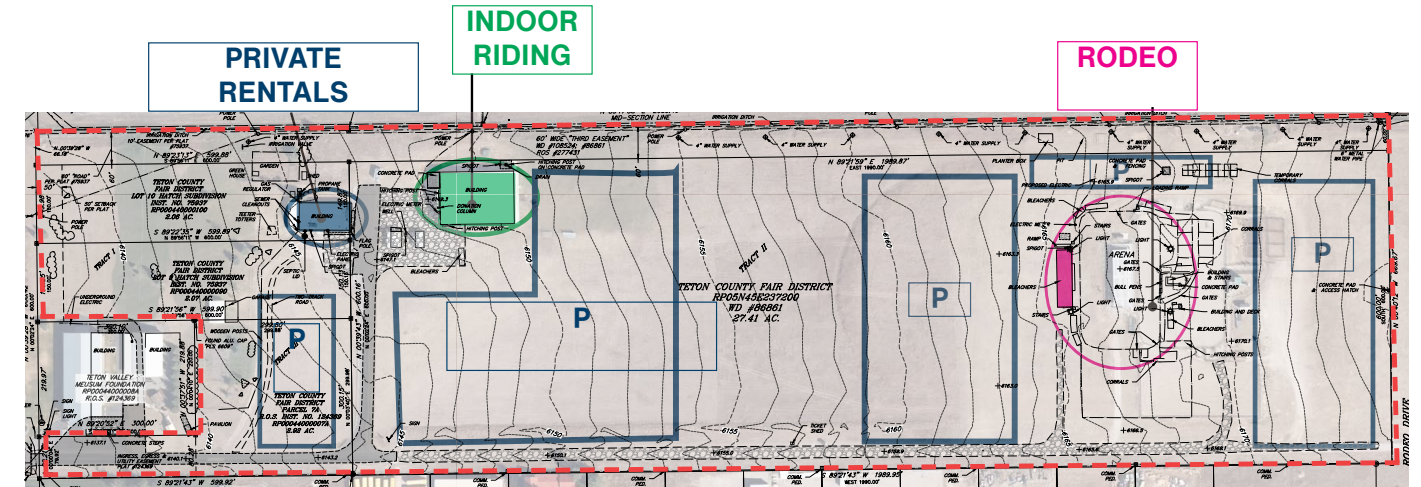
**20. SITE UTILITES CONDITIONS AND CAPACITIES**

Teton County Fairgrounds  
Driggs, Idaho



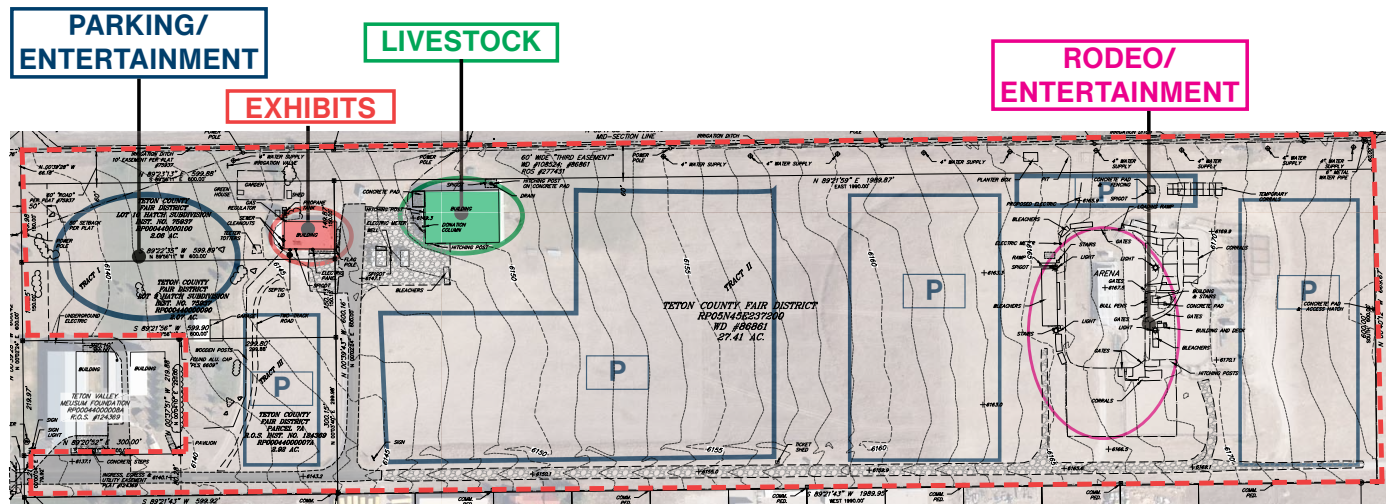
**21. ARCHITECTURAL THEME/IMAGE**

Teton County Fairgrounds  
Driggs, Idaho



**23. NON-FAIR USE ZONES**

Teton County Fairgrounds  
Driggs, Idaho



**22. FAIR USE ZONES**

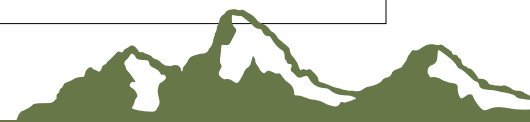
Teton County Fairgrounds  
Driggs, Idaho

Opportunities
1. Opportunity for significant growth
2. Utilize existing service gate at the east end of the site on Rodeo Drive?
3. Utilize easement (60') on North Boundary of site for a service drive?
4. Connect to city water (10") and sanitary sewer.
5. City and county unified support.
6. Engage Tetonia Efforts
7. Add additional trees to provide shade in major pedestrian areas
8. Enhance Frontage Along Route 33
9. Provide "Better Since of Entry"

**24. OPPORTUNITES & CONSTRAINTS**

Teton County Fairgrounds  
Driggs, Idaho

Constraints
1. Turning movement issues on Route 33
2. No seperate service vehicle access.
3. Limited expansion potential
4. Visibility along Route 33





# APPENDIX

# MEETING MINUTES

**Cushing Terrell.**

MEETING ATTENDEES

Project: TETON COUNTY FAIRGROUNDS MASTER PLAN

Meeting Date: 08.10.2023

SITE REVIEW / OPEN

NAME	REPRESENTING	PHONE
KEVIN NELSON	CUSHING TERRELL	480-890-6189
Wendy Whitfield	Teton County	208-520-4117
BOB HENEGGE	TETON CO.	208-970-5942
JOE MONTEGANO	MYSELF	307-413-1547
RECO ARMILJO	JORGENSEN	307-413-6501
HALLIE POWERS	Teton County Fairgrounds	307-413-2828
DARRELL JOHNSON	TETON COUNTY	208-954-0245
Lane Hillman	Teton County Fairgrounds	208-313-1470
Greg Adams	Teton County EMS	208-201-6898
Devg Self	City of Driggs Development	208-554-2362 x211
CHARLIE SMITH	SMITH ARCH. & TIG LLC	825-389-3030

Rodeo owner + County employee

**Cushing Terrell.**

SITE VISIT/INTERVIEWS

Project: Teton County Fairgrounds Master Plan

Site Purpose: Site Visit/Interviews

Date: August 10, 11, 12, 2023

Attendees: Varies: See attendance sheets

---

08.10.23  
Site Analysis / Open Meeting

Fair - Entrance - Livestock from North - People from South  
50/50 Split North E/W Highway 33 Only  
"Front Door Back Door"  
Local Access only highway 33 approximately 50/50 north and south  
Friday Night Rodeo Most Traffic  
Horse Trailers Making Turn can be an issue  
- Turn lane makes it worse  
- Passing on right  
- Ticket gate only at Arena  
- No charge for parking / site access  
- Open parking  
Rodeo / Competitor parking E & N  
Public parking West  
Concessions between N & W  
Non-Grandstand Parking  
Far West - some parking W of Access Road  
Existing Berm - former track  
- Forms a traffic barrier between arena and west site  
- People will drive to outdoor Arena from west area  
- Public Tend to drive also  
- Try to keep people off N of buildings  
- Exhibitors use road back and forth  
- Easement on North side Approx \$300,000 for creating road  
- Water drainage at North site boundary  
People/Animal conflicts  
- Animals contained in Pavilion area  
- East, west, and south doors - no North door

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**ATTENDANCE / MEETING NOTES**

Teton County Fairgrounds  
Driggs, Idaho

2

Cattle / sheep go to pens - Bulls, roping, etc  
Horses in warm up  
Shows - in Pavilion  
Existing outdoor arena - Goal is to make for Motor Sports only

Neighbors:

- Fair makes out site parking on access road with 4<sup>th</sup> of July - Rodeo - parking on access road
- Neighbor - Ag use / For Sale  
Commissioner would like County to buy for fair and other  
- State of ID 5 acres
- Others: 3 houses, state police, some residential / commercial south
- Commercial across street
- Fair doesn't own museum
- 2 N areas of museum are deed restricted  
- Could be used for outdoor use

Drainage/EW

- No storm water system
- New land development code  
- > 10% impervious surface has requirements - shouldn't apply here.
- Ponding - no ground saturation
- Arena does hold water
- Silt/Bentonite - try to remove for better drainage
- Natural Clay  
Base pit run 16" down
- Lane tilman (7' - only concern on conc. is need for more dirt
- Livestock weigh-in - need to move trailers away (off site?)

Easements/Restrictions

Need to verify

Easement at North 100' not 60' per Lane  
20' water canal - sprinkler pipe line - head gate at east  
60' road (no current road)  
Verify \$300K cost includes turnout + road

Environmental Conditions

No protected plants/animal  
< 4" top soil over pit run - glacier gravel alluvia

Comprehensive Plan - County (City has separate plan)

- Derry to confirm / compliance - "Industrial" (7), City Limits
- Zoning - contradiction
- City of Driggs  
Driggs area of impact in negotiation  
- Boundaries could shrink but will still be within area  
- Likely will go to County

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3

(IBC Codes apply)

AVIS - Linear most likely

Vegetation/Landscape

- Trees - Incorporate more to people areas - currently only in designated park area

Views

- Don't want to block views/vistas
- "Announce" property
- Extend bike path to entrance

Solar Orientation

- Facing good for seating orientation "crows nest gets baked" facing west sun

(Airport Redesigning Runways) - could impact - locate master plan

Utilities Conditions Capacities

Current maved with well and septic  
Would want to connect to City - Sewer located other side of Highway (?) - Verify  
City water currently to Museum  
Community garden on drip  
Well in yellow shed - Ag rights shared - no available permits on well

- Power  
- Easement @ north  
- Transformer by buildings. One @ North, one @ South

Architectural Image

- Fair can provide imagery of current thoughts  
(No carnival) no plans to have

Fair Zones

- Grandstands - Entertainment
- Pavilion - Multiple Uses
- Fair Building - project displays, meal prep
- Park - Living History/Mountain Man @ Fairtime

Non-Fair

- Biggest - Fair building - quinceaneras - private rentals
- Pavilion - indoor riding

Comp Plan: Doug - City of Driggs

- In city impact area - not in city limits - county property
- Don't necessarily want to annex
- Utilities - don't need annex but cheaper rates if annexed  
Labeled as industrial  
Confirm  
- Sewer east side of Highway Super 8 wants to tap in  
- Will send sewer and water maps

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**ATTENDANCE / MEETING NOTES**

Teton County Fairgrounds  
Driggs, Idaho

**Cushing Terrell.**

MEETING ATTENDEES

Project: TETON COUNTY FAIRGROUNDS MASTER PLAN  
 Meeting Date: 8/10/23  
HISPANIC RESOURCE CENTER

NAME	REPRESENTING	PHONE
Juanita Flores	Hispanic Resource Center	(307) 413-7450

MEETING ATTENDEES

Project: TETON COUNTY FAIRGROUNDS MASTER PLAN  
 Meeting Date: 8/10/23  
FAIR BOARD

NAME	REPRESENTING	PHONE
Roger Kaufman	Fair Board/Kaufman Timber	
John Smaellie	Fair Board	307-899-1420
Cara Claverson	Fairboard	208-729-4674
Jason Wilcox	Fair Board	208-709-8276
Jared Bevan	Fairboard	208-351-7741

4

- Looking to bring bike/trail pathways - behind Super 8 - 10' paved To Tractor Supply to the north - newly annexed
- Safer access off highway - 2 approaches too close together
- Airport runway shifting NE
- Proposed emergency grass runway placed perpendicular to existing

County Emergency Manager

- Would like a Mass Care Shelter site
  - o Wants big meeting area, shower, restrooms, storage - building open area (cots)
  - o Housing for animals and people
- Alternate care site - Plan B option - was old Armory
  - o Normal building snow load/seismic
  - Exhibit hall expansion

Site Tour - (Charlie, Kevin Reed, Hallie Lane)

- Deeded Park
  - o Possible stage
  - o Fenced on HWY 33
  - o Plots for gardens
- Easement 60' wide
- Arena
  - o Would like 8 bucking chutes
  - o Powder River brand
  - o Likes Priefert
  - o 180'x280'
  - o Return alley
  - o Team roping

Hispanic Resources

Juanita Gabby

Kitchen - works - gas oven (afraid to use) - Prefer easy to use equipment

- Building gets hot - have to keep closed for sound
- Space for dancers - historical
- Stage - usually a band
- Acoustics - loud for neighbors
- Security Cameras - some newly installed
- Outdoor space
- Quinceañeras, weddings, baptisms, tres anos (associated with mass St. Anthonys - traveling priests)
- 75% yearly use Hispanic related
- Possible Hispanic horse event
- Majority of residents are south Mexico (Tlaxcala) - not typically horse people
- Want big ballroom A/C with prep/change room/dressing/storage
- Sponsor does decorations
- Decorate Friday, Saturday event, Sunday eat leftovers

Fair Board

- Phase 3 new building may be more of a priority - possible funding

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**ATTENDANCE / MEETING NOTES**

Teton County Fairgrounds  
 Driggs, Idaho

**Cushing Terrell.**

MEETING ATTENDEES

Project: TETON COUNTY FAIRGROUNDS MASTER PLAN  
 Meeting Date: 8/11/23  
CITY OF DRIGGS PLANNING

NAME	REPRESENTING	PHONE
Leanne Bernstein	City of Driggs	208-359-3262
Leanne Bernstein	leberstein@driggsidaho.org	

MEETING ATTENDEES

Project: TETON COUNTY FAIRGROUNDS MASTER PLAN  
 Meeting Date: 8/10/23  
UNIVERSITY OF IDAHO

NAME	REPRESENTING	PHONE
Jen Weir	UI Extension/4-H	208-354-2060

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Driggs / Planning - Planning Administrator Leanne

Zoning has to go through City & County

- Rezoning - creating a new zone would be ideal
- Park / Public is good but need to be covered for commercial
- Comprehensive plan - "Support the Fairgrounds"
- (Charlie to send "Meira ST List" to Leanne)
- Sewer/Water in Rodeo Drive
- Planning and zoning commission report to City Council
- Talacon (SP) Property
- Graplow property - approved for annexed for Tractor Supply - will be commercial zoned
- Water/Sewer non-annex pay 150% of rates
  - o Taps discretionary
- Open gate to Rodeo Drive - Jay - now a city drive looking to do improvements
- Frontage - go through design review committee - scenic corridor
- Leanne to send city zoning and comp plan
- Always looking for gathering/event space 100+ people
- Aesthetics - not a fan of Mountain Modern - would like ties to historic

UI Extension Jen Weir

County pays - College of Ag paid by UI of I - Considered a dept of county

4-H program oversight by Extension, 15% of job, ¼ time office manager + 1 other

Jen manages county staff - general budget established by County - need to fundraise

Community Food Systems

Conservation District

FTR Friends of Teton River Non-Profit

Would like to be located @ fairgrounds with fair board and weed department

Soil conservation @ USDA Building - also get fed funding

4-H Built Pavilion - Fund-Raised

Use during fair stays with set layout

Stall space is tight - growing

- 5'x7' pens, 1 steer
- Small animals - chickens

Smaller animals becoming more popular

4H grew 25% in a year

Animal stress

Expansion - add one bay possibly

Non-Fair

- 4H practices in building during year
- 4H / high school get priority for building use during year
- Horse show last week
- Horse exercising
- No livestock/cattle shows

Need storage for pens

Request for archery - public + storage for 4H equipment - expensive to replace

Stall space

FFA livestock does shows during year

Small farms focus with extension

Farmettes more common - due to cost of land

cushingterrell.com

**ATTENDANCE / MEETING NOTES**

Teton County Fairgrounds  
 Driggs, Idaho

**Cushing Terrell.**

MEETING ATTENDEES

Project: TETON COUNTY FAIRGROUNDS MASTER PLAN  
 Meeting Date: 08.11.2023  
COUNTY COMMISSIONER

NAME	REPRESENTING	PHONE
Cindy Riegel	Teton County	208-315-3597

MEETING ATTENDEES

Project: TETON COUNTY FAIRGROUNDS MASTER PLAN  
 Meeting Date: 08.11.2023

NAME	REPRESENTING	PHONE
Brent Schindler	Teton's	989-528-5719

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- Multipurpose - Conc floor vs dirt: concrete more versatile
- Existing outdoor arena would like to designate use for motor events only

08.11.23

County Commissioners - Cindy - Ecology, Natural Resources

Fair Board - adopted by State

Area of impact is County City is Advisory

Fair has 37 shares of water

Park Deed could be revised

Zoning and area of impact will change in the next year or so - possibly "Rec Zone".

Highway 33 - State ITD Controlled - County wants to go 4 lanes

Deceleration lanes (?)

County going for grant for safer highway planning

Aesthetic - more modern, energy efficient, not all wood look - modern ag

EX: Public farm, nature center, education "HUB for Education", peaceful place to get away

State legislation - fair board runs the County Fair - But Hallie manages year-round, Mission - oversite of year-round use

Public Interest in "Dry Camping"

"Staffing Plan"

- Would like data for large building use in re-cooping costs
- Multi Use (Don't like the label "expo" more community minded - "Community Event Center"
- Too big - can't accommodate in the valley
- Housing - could see it being county employee housing
- County does need to accommodate housing
- Understand the uses - not focus on commercial "Money Making"

Stage @ park may not be good for Highway noise

Community farm/garden good @ park

Music shows in Multi-purpose building

Subdivision of Expo Hall

Tetonia Mayor Brent Schindler

- Have own rodeo grounds - in disrepair 40 acres, located 3000 West - before trees
- Would like to share rodeos - Rodeos every Friday - more local participation
- High school has team
- Seating needs work - could go all around arena
- Likes History aspect of the area
- Victor used to do parade - quit during covid - so Tetonia did a parade - caused some issues - still doing but would like to theme more around history/heritage
- Hispanic population 30-40%
- Housing needed
- Rodeo - group thinks they leased 30 year - Saddle Club (Rammels) exclusive, but City disagrees
- Scheduling City (3) events to not overlap calendar

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**ATTENDANCE / MEETING NOTES**

Teton County Fairgrounds  
 Driggs, Idaho

**Cushing Terrell.**

MEETING ATTENDEES

Project: TETON COUNTY FAIRGROUNDS MASTER PLAN  
 Meeting Date: 8/11/23

NAME	REPRESENTING	PHONE
August Christensen	City of Driggs	208-270-0992

MEETING ATTENDEES

Project: TETON COUNTY FAIRGROUNDS MASTER PLAN  
 Meeting Date: 8/11/23

NAME	REPRESENTING	PHONE
HAILEY BEARD	4H LIVESTOCK COMMITTEE	208-201-2957
Kyle Cooke	LIVESTOCK COMMITTEE	208-709-1001

MEETING ATTENDEES

PROJECT: TETON COUNTY FAIRGROUNDS MASTER PLAN  
 MEETING DATE: 8/12/23  
 FAIR BOARD RECAP

John Smaellie, Chair  
 Roger Kaufman,  
 Cara Claverson  
 Brenda Simril  
 Jared Bevan  
 Jason Wilcox

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Less cattle/beef

Instructional kitchen space

City of Driggs - May August Christensen

Annex

2 Entrances in

Consider Airport Masterplan

- Runway shifting 2000' NE for RPZ zone
- Airport getting more traffic - bigger jets
- Aesthetic - generational/heritage based - historical presentation community just started. Honor the heritage
- started Historical committee
- Farming Families, Agriculture Historic
- Similar feel and materials

City Design Review Board

Instructional Kitchen space

Need indoor space due to inclement weather

- Victor had Wild Wood (?) room - had events weddings, quinceaneras, movies - no longer available - converted to factory

Nice hotel proposed south of downtown

Livestock Committee

One day a year only time active - responsible for livestock for fair - receives/dispenses money

Problem with scale house movement of animals - silver building

Scale inside sale building preferred

Livestock Building with permanent pens and scales - show ring

Need more space for 4H

Wash racks work 6 wash pens - more/bigger would be better

Wash ties NE corner

Large not beef friendly

No water inside currently - need

Sound/Acoustics

- New sound system purchased

(Kari Multin Local Engineer involved with helping fairgrounds)

08.12.23

Fair Board Recap

Reviewed site analysis + prelim options

Motocross would like to meet

\*\*\*

END OF NOTES  
 CUSHING TERRELL  
 cc.

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**ATTENDANCE / MEETING NOTES**

Teton County Fairgrounds  
 Driggs, Idaho



# APPENDIX PLANNING

Planning materials presented to the Teton County Commissioners on November 11, 2023.



## Agenda

1. Summary of User Group meeting participants
2. Summary of Site Analysis process
  - A. Land use / Airport , etc.
  - B. Highway improvements / utilities
3. Revised Attendance and Acreage projections
4. Facilities Programming
5. Alternative Concepts
6. Project Schedule update

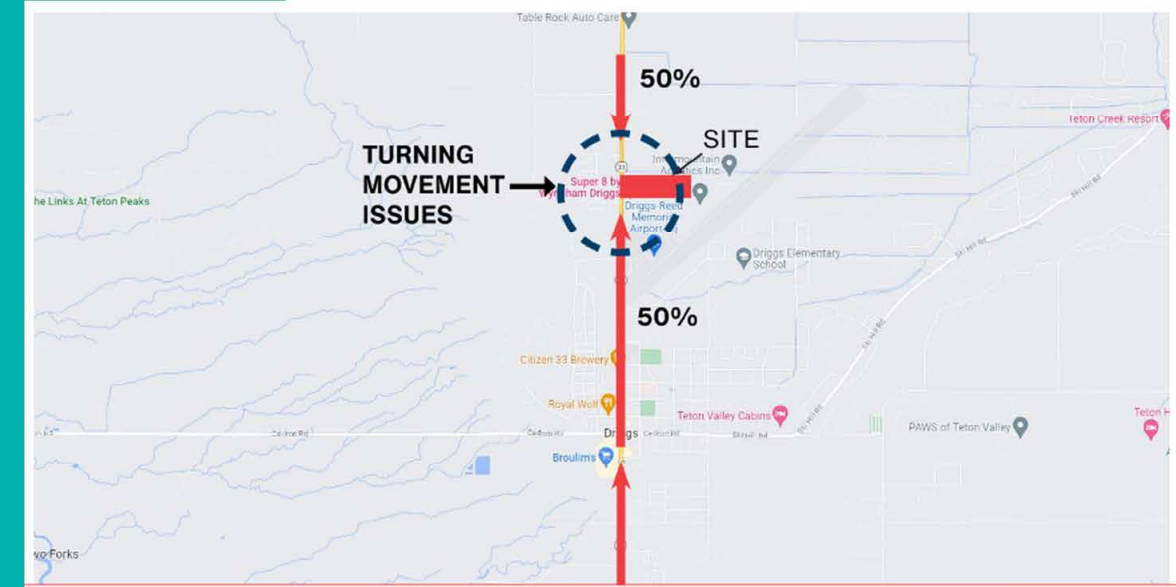


## USER GROUP MEETINGS AND INTERVIEWS

- Teton County Fair Board
- Teton County
- Teton County EMS
- City of Driggs
- Hispanic Resource Center
- County Commissioners
- Mayor of Tetonia
- City of Driggs Planning
- University of Idaho Extension
- Mayor of Driggs
- 4H Livestock Committee
- 4H
- TREC
- Trails & Pathways
- Teton Valley Rodeo

### Potential Future Interviews

- Motor Sports
- Idaho ITD
- Ski-journing
- Airport



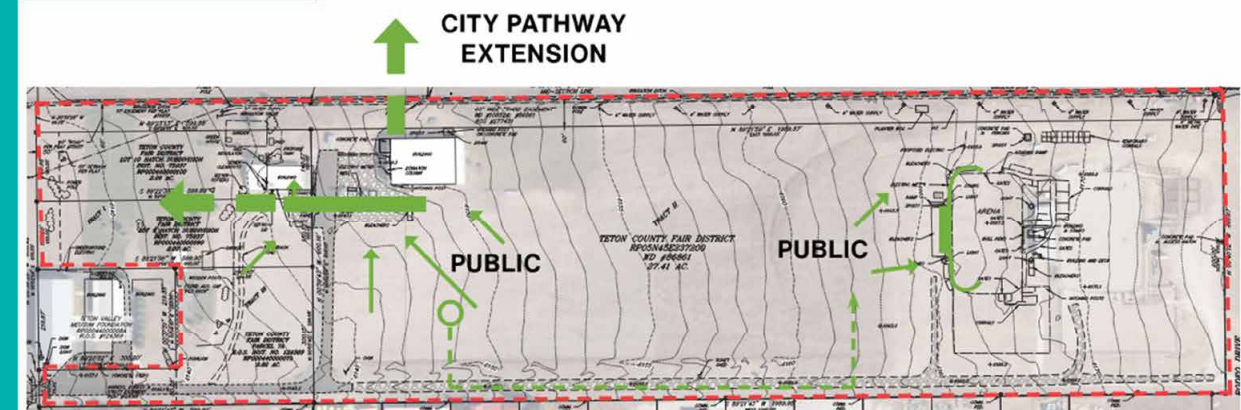
### 2. Local Site Access

Teton County Fairgrounds  
Driggs, Idaho



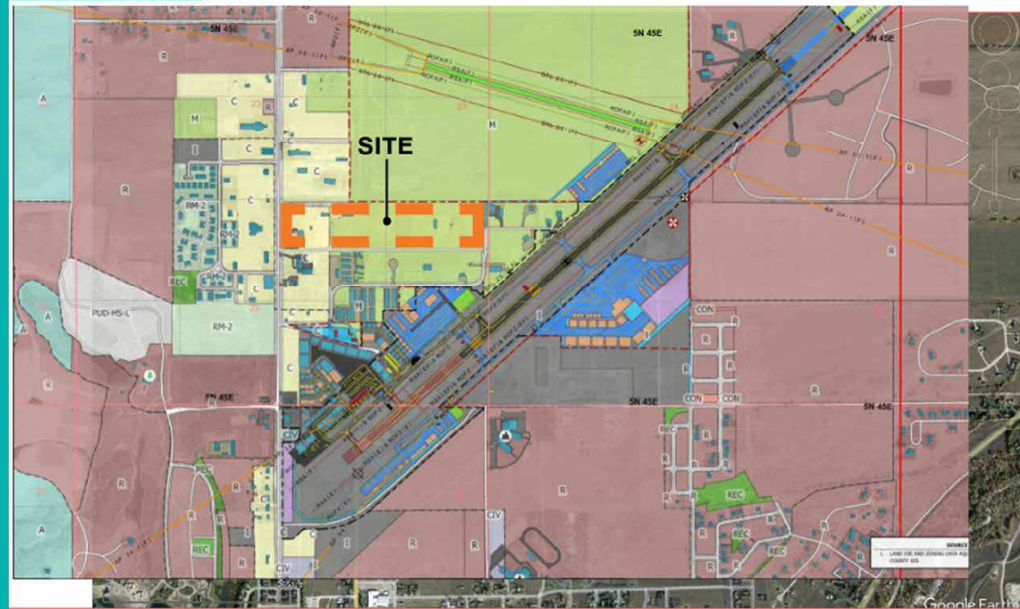
### 1. Regional Access

Teton County Fairgrounds  
Driggs, Idaho



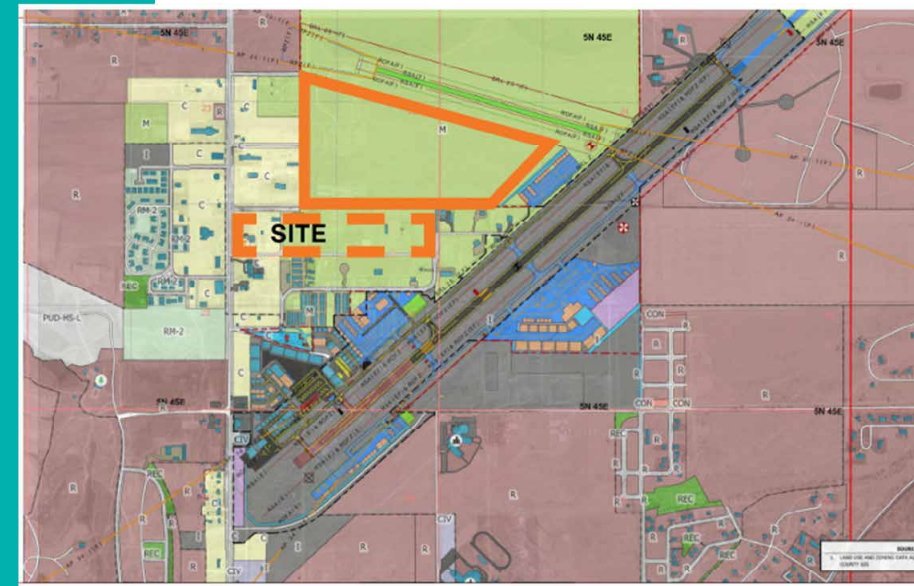
### 4. Pedestrian Circulation

Teton County Fairgrounds  
Driggs, Idaho



**7. Adjacent Land Uses and Neighborhood Relations Issues**

Teton County Fairgrounds  
Driggs, Idaho



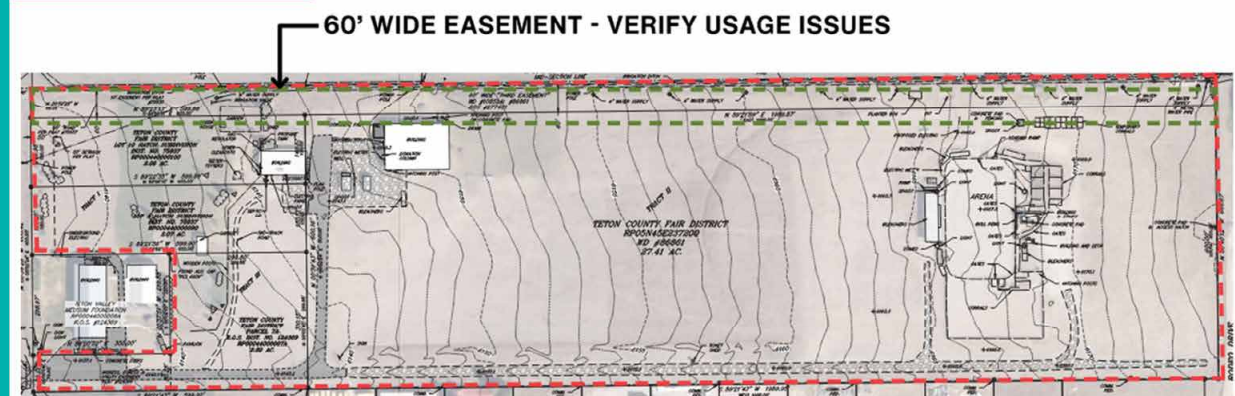
**10. SITE EXPANSION POTENTIAL**

Teton County Fairgrounds  
Driggs, Idaho



**8. PROPERTY LIMITS AND OWNERSHIP**

Teton County Fairgrounds  
Driggs, Idaho



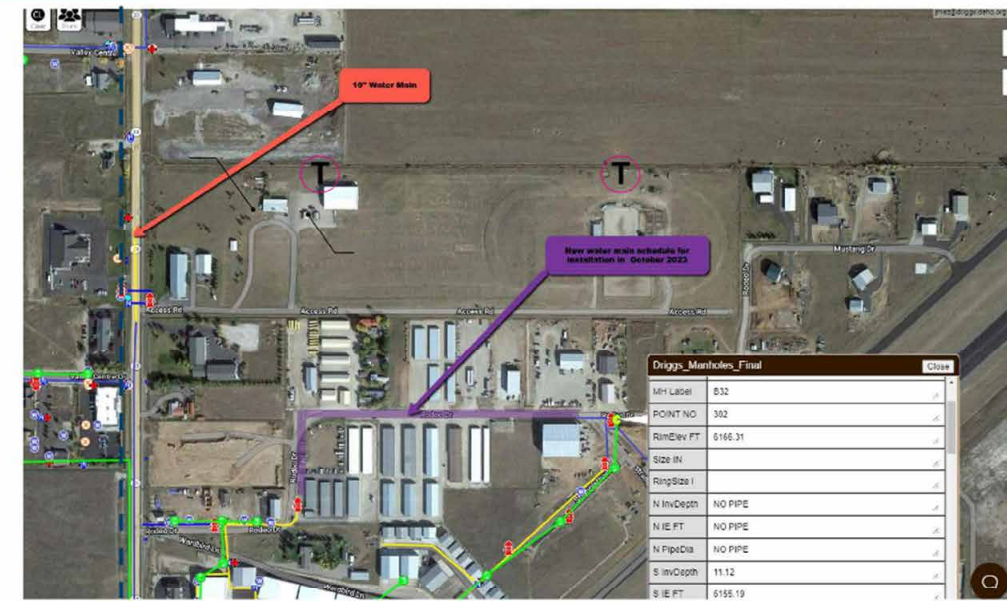
**11. EASEMENTS/RESTRICTIONS**

Teton County Fairgrounds  
Driggs, Idaho



**13. COMPREHENSIVE PLAN**

Teton County Fairgrounds  
Driggs, Idaho



**PROPOSED 10" WATER MAIN**

**20. SITE UTILITIES CONDITIONS AND CAPACITIES**

Teton County Fairgrounds  
Driggs, Idaho



**14. ZONING**

Teton County Fairgrounds  
Driggs, Idaho

**POPULATION & ATTENDANCE GROWTH AND SITE ACREAGE NEEDS**

The following calculations assume that 20 net acres of the existing 40 acres +/- are actively used at one time and that the existing peak on grounds attendance is 2,500 attendees.

2023: Population/Market: 14,000

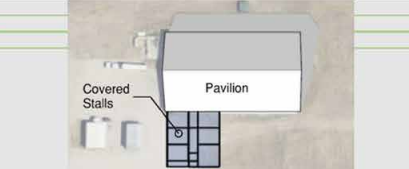
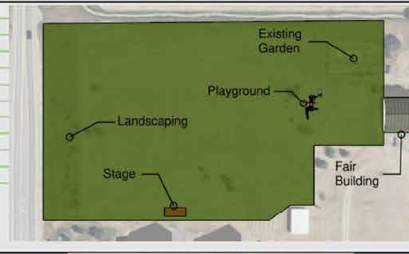
2033: Population/ Market 2.5% increase - 17,921  
Penetration Rate @ 33% = 5,913 attendees  
Acreage (at current rate 125 attendees/ac = 47event acres or 27 acres increase

2043: Population/Market 2.5% increase - 22,940  
Penetration Rate @ 33% = 7,570 attendees  
Acreage using 60 event acres or 40 acres increase

Note: The event acres shown are what is need give the above assumptions and projections. Ideally this would all be contiguous but often some of the parking and vehicle storage is provided off site or parking is more strictly managed.

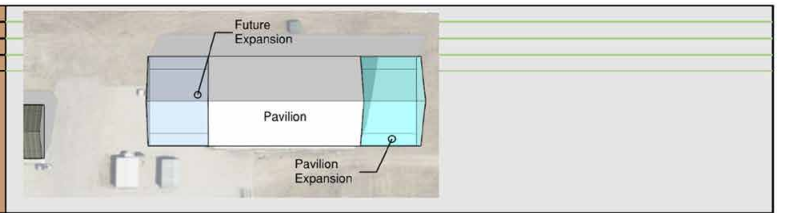
Teton County Fairgrounds - Masterplan Program

Column1	Column2	Column3	Column4
Number	Name	Area	Notes
EXISTING			
E-1	Existing Total Area	40 acres	
E-2	Existing Open Area	20 acres	
E-3	Existing Outdoor Arena	150'x250'	
E-4	Existing Arena Seating	1200 seats	
E-5	Existing Food Trailer	8.5'x20'	
E-6	Existing Indoor Pavilion	150'x100' - 15,000 sf	
E-7	Existing Fair Building	5500 sf	
E-8	Existing Fair Building open room	3500 sf	
E-9	Lewis-Parish Park and Picnic Shelter	4 acres	
E-10	Picnic Shelter - 16 tables	1350 sf	
E-11	Sand Volleyball Court		
E-12	Horseshoe Pit		
E-13	Public Garden	4500 sf	
E-14	Grass Field		

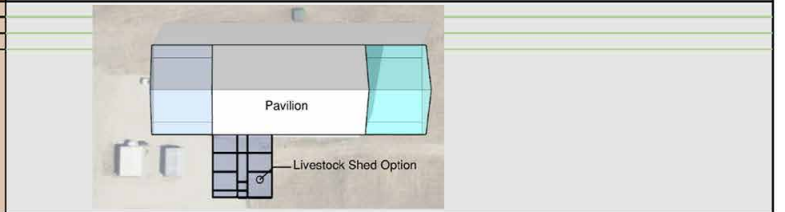


PHASE I			
I-1	Lewis-Parish Park		
I-2	Playground at Lewis-Parish Park		
	Add new playground equipment		
I-3	Landscaping - Lewis-Parish Park		
	Add 10-15 semi-mature trees, 3 mature trees and shrubs & irrigation		
	Enhance existing garden		
I-4	Event Stage - Lewis-Parish Park - 16x30	480 sf	
	2' high w/ 12' high cover		
	20'x30'		
I-5	Livestock Stalls With Covered Shelter - 24x32		
	4 stall size - priority depends on funding		
	Possibly Include in Pavilion extension: # II-4		

II-4	Pavilion Expansion	6000sf	
	60'x100' = 6000sf		
	Expand to the east		
	Provide space for a second 60'x100' extension		

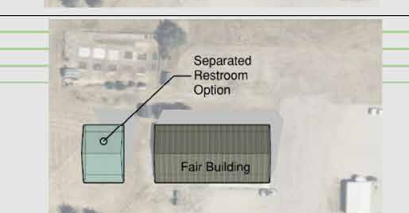
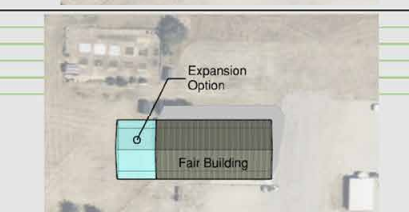


II-5	Livestock shed addition		
	Verify number of stalls		
	Possibly include in Pavilion #II-4		

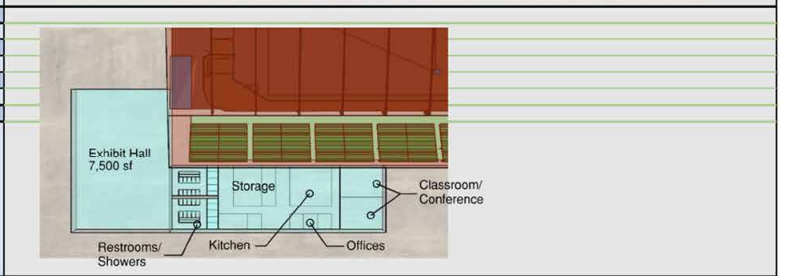
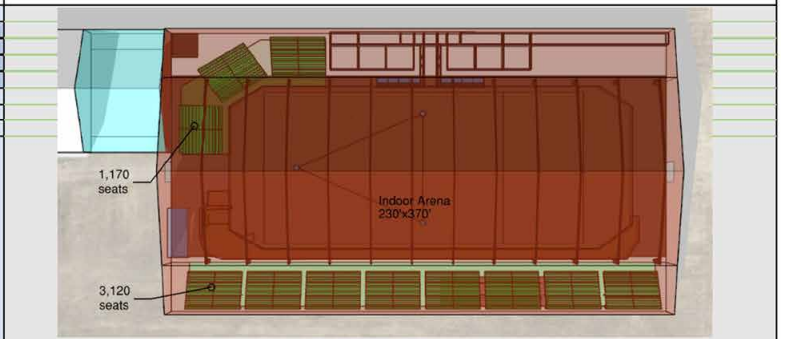


PHASE II

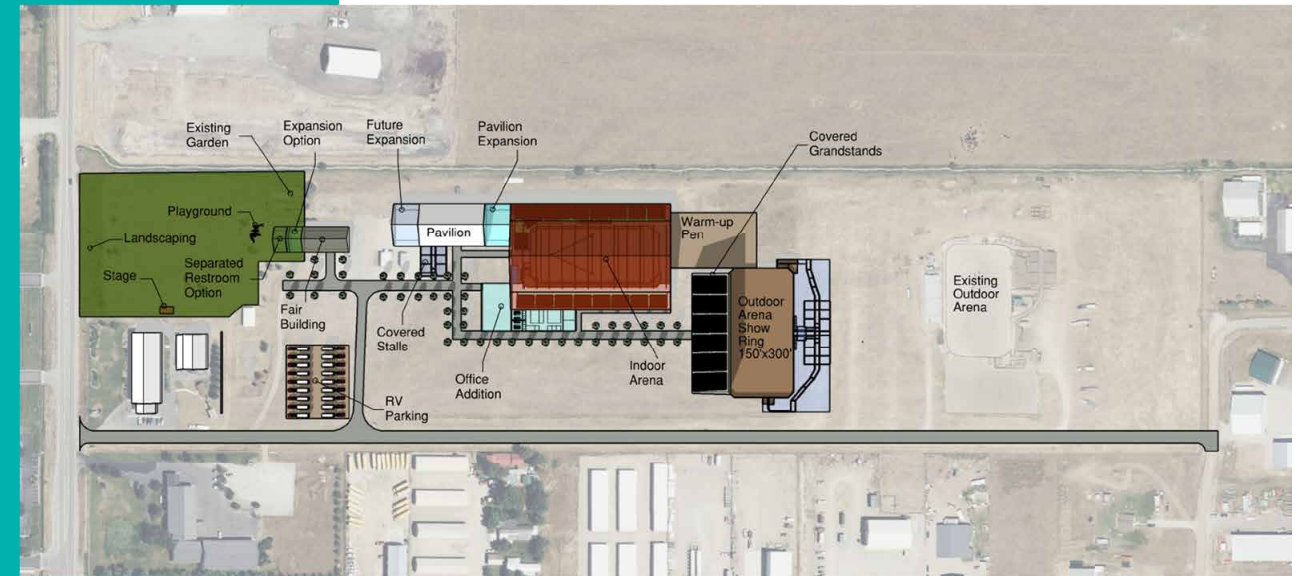
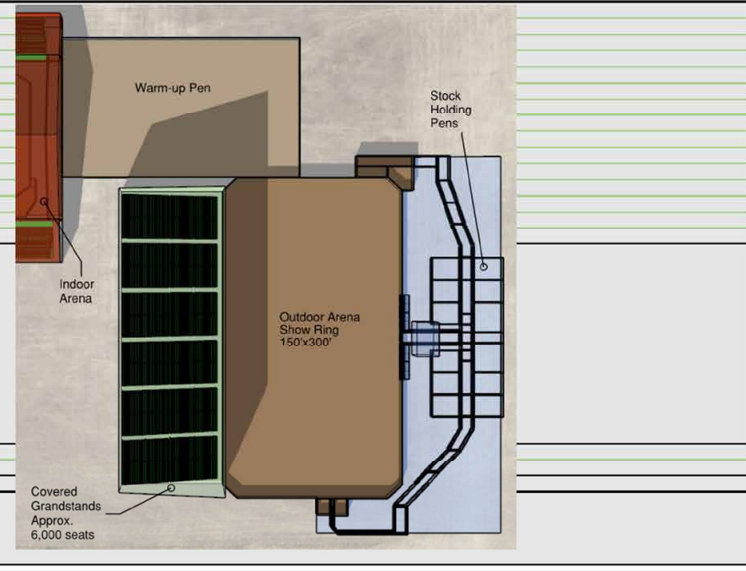
II-1	Facade of Fair Building		
	Enhance the facade		
	Review plans for 2016 remodel		
II-2	Fair Building Expansion		
	Expand the fair building to the west		
	Verify code implications		
	Verify size		
	Include restrooms		
	Advice from Kari Moulton to not add on directly to the existing building for code reasons		
II-3	Public Restrooms		
	Two unisex restrooms		
	Verify size and number of fixtures		
	Include water fill station		



PHASE III			
III-1	Indoor Arena		
	Show Ring - Verify size: 150'x300'		
	O.A. Size: 370'x280' = 103,600 sf		
	Concessions & restrooms below bleachers		
III-2	Bleachers		
	6,000 Seating capacity - verify		
	Bleachers with backs?		
III-3	Office addition		
III-4	Fair Board Office		
III-5	4-H/ U of I Extension Office		
III-6	Classroom Space - 2 Rooms		
III-7	Conference Room		
III-8	Public Restrooms		
III-9	Maintenance Equipment Room		

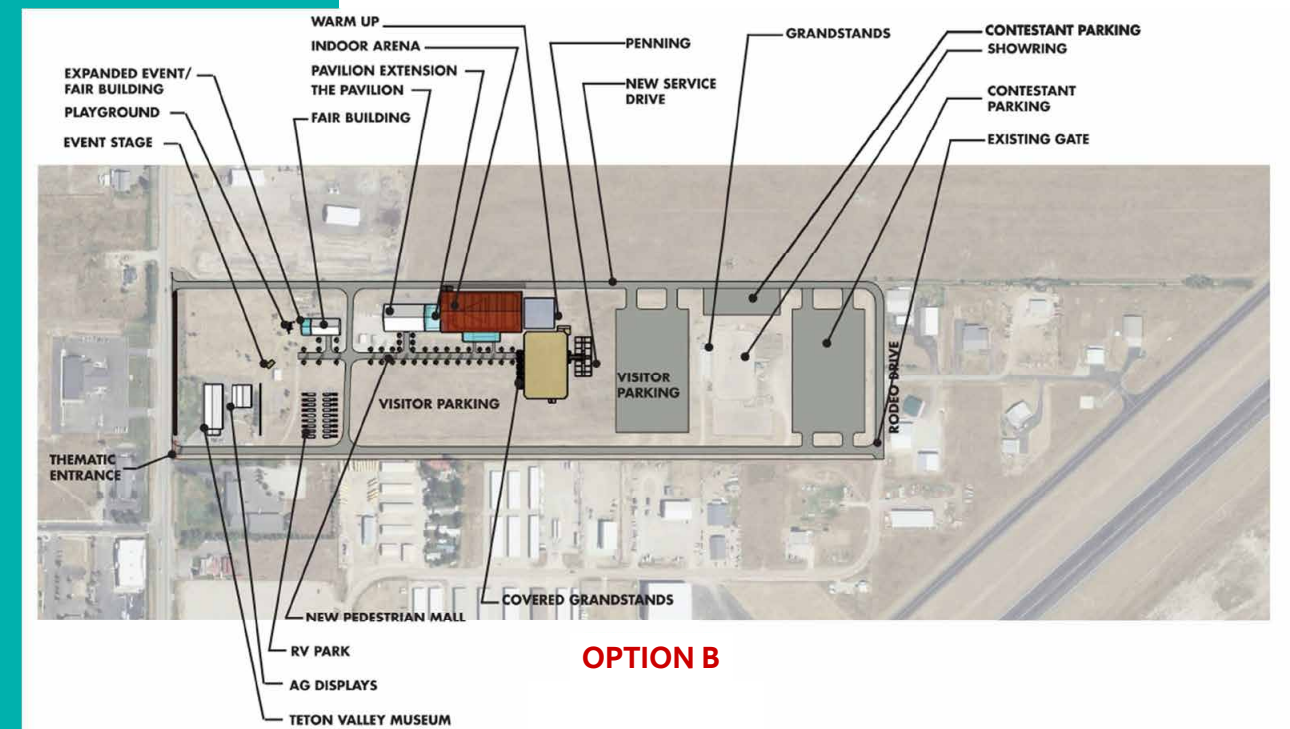


PHASE IV	
IV-1	Outdoor Arena Show ring size 150'x330' - verify Concessions and restrooms below bleachers
IV-2	Covered Grandstands Bleachers for seating for 6,000 seats w/ room for expansion
IV-3	Warm-up Pen 130'x200' Locate between outdoor and indoor arenas
IV-4	Stock Holding Pens Double the size of existing penning area Design to be similar to the Eastern Idaho Fair's penning at Blackfoot, ID 55'x148' = 8,140 sf
IV-5	Crow's nest Similar size to Jackson hole 16'x50'



**OPTION A**

PHASE V	
V-1	RV Park Verify # of spaces and size per space Water and electrical connections only
V-2	Motorcross Facility Verify revisions to existing outdoor facility



**OPTION B**



## APPENDIX

# TYPICAL NON-FAIR FACILITY USAGE

- Flea Market
- International Livestock Expo
- Recreational Vehicle Industry Trade Show
- Christmas Gift & Decorating Show
- Used Heavy Equipment Sale
- Gun & Knife Show
- Golf Show
- Women's Show
- Fur Sale
- Manufactured Housing Sale & Shows
- Craft Market
- Sport, Boat and RV Show
- Vacation/Travel Show
- Shrine Circus
- Farm Machinery Show
- Plumbing, Heating & Cooling Annual Trade Show
- Custom Car Show
- Beef/Cattle Exposition
- Home, Garden, & Remodeling Show
- Product Distributor Meeting
- Auto Parts Swap Meet
- All-Breed Dog Show
- Trucking Show
- New Car Show
- Dairy Show & Sale
- Food Show
- Retreaders Association
- Square Dance
- Variety Show
- Religious Assembly
- Lawn, Garden & Power Equipment Expo
- Quartet Convention
- Monster Truck Show
- Restaurant Association Food Service Expo
- Arabian Horse Show
- Industrial Show
- Bird Show
- Corvette Expo
- Licensing & Testing Seminars (Professional)
- Emergency Rescue Training and Housing
- Rodeo
- Bullmania
- Bowling Congress
- Recreational and Collegiate Competitions
- High School Graduations
- Walking Horse Show
- Quarter Horse Show
- Summer Carnival
- Polo Competition
- Chuckwagon Stampede
- Hunting & Fishing Shows
- Police Driving Schools
- Town & Farm Dinners
- Farmers Market
- All-Breed Cat Show
- Family Reunion (High School or Other)
- Art Exhibits

