



TETON COUNTY
BOARD OF COUNTY COMMISSIONERS
MINUTES | APRIL 22, 2024

1st Floor Meeting Room

150 Courthouse Dr, Driggs, ID 83422

9:00 AM

- 1) **MEETING CALL TO ORDER**
Zoom ID: <https://us02web.zoom.us/j/81854768477>

Commissioners Present:

Cindy Riegel
Bob Heneage
Michael Whitfield
Kim Keeley, Clerk

Other Elected Officials and Department Heads Present:

Dan Reyes, County Manager

MOTION: *Modify the agenda to clarify the item 9.10 is Commissioners' Reports.*

RESULT: ADOPTED [Unanimous]
MOVER: Bob Heneage **SECONDER:** Michael Whitfield
AYES Cindy Riegel, Bob Heneage, Michael Whitfield
NAYES None
ABSTAIN None

- 2) **PLEDGE OF ALLEGIANCE**
- 3) **ACTION ITEMS: CONSENT AGENDA**

3.1) ACTION ITEM: Approve Alcoholic Beverage License for Teton Regional Land Trust

Department: Clerk

[Cover Page](#)

[Holiday Party.pdf](#)

3.2) ACTION ITEM: Approve Alcoholic Beverage License for Teton Regional Land Trust

Department: Clerk

[Cover Page](#)

[Music.pdf](#)

3.3) ACTION ITEM: Approve Catering Permit for Highpoint Cider

Department: Clerk

[Cover Page](#)

[Highpoint.pdf](#)

3.4) ACTION ITEM: APPROVE ALCOHOL BEVERAGE LICENSE FOR TETON VALLEY FOUNDATION CUTTHROAT CLASSIC 5/10/2024

Department: Clerk

[Cover Page](#)

[TVF.pdf](#)

3.5) ACTION ITEM: APPROVE EIGHT (8) ALCOHOL BEVERAGE LICENSES FOR DOWNTOWN DRIGGS COMMUNITY ASSOCIATION

Department: Clerk

[Cover Page](#)

[DDCA.pdf](#)

3.6) Action Item: 4/22/2024 Claims Report

Department: Clerk

[Cover Page](#)

[4.22.2024 Claims Report.pdf](#)

[4.22.2024 Budget Report.pdf](#)

MOTION: *Approve the claims as presented.*

<p>RESULT: ADOPTED [Unanimous] MOVER: Cindy Riegel SECONDER: Bob Heneage AYES Cindy Riegel, Bob Heneage, Michael Whitfield NAYES None ABSTAIN None</p>
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Pulled the Claims' Report to discuss an IT expenditure.

MOTION: *Pull claims from consent agenda, approve 3.1 through 3.5 as presented.*

<p>RESULT: ADOPTED [Unanimous] MOVER: Bob Heneage SECONDER: Michael Whitfield AYES Cindy Riegel, Bob Heneage, Michael Whitfield NAYES None ABSTAIN None</p>

4) OPEN MIC
"Open Mic" is 9:00 - 9:15am to speak to the Board on any item on the agenda, except those that are labeled public hearings.

Ida Hansen asked if the Teton Economic Plan was on the agenda for discussion. The item will be discussed at a future meeting, no date has been assigned.



5) PUBLIC WORKS

5.1) 2024-04-22 PUBLIC WORKS REPORT

Department: Public Works



[Cover Page](#)

[Quarter 2 FY2024.pdf](#)

5.2) ACTION ITEM: Teton County Salvaging Policy Amendment**Department:** Public Works[Cover Page](#) [TCSW_Salvaging_Agreement__Permit_Application\(1\).pdf](#) [Salvage Time Policy Change Request.docx](#) 


MOTION: *Approve amending the Teton County Salvaging Policy hours to every Friday from 8:00am to 2:30pm.*

<p>RESULT: ADOPTED [Unanimous] MOVER: Michael Whitfield SECONDER: Bob Heneage AYES Cindy Riegel, Bob Heneage, Michael Whitfield NAYES None ABSTAINNone</p>

5.3) ACTION ITEM: Road & Bridge Surplus Items for Public Auction**Department:** Public Works[Cover Page](#) [Metal salvage cost.xlsx](#) 


MOTION: *Approve the sale of Road & Bridge equipment as itemized, that is no longer of value or use through the Public Surplus web site. Items that do not sell will be disposed of as salvage metal.*

<p>RESULT: ADOPTED [Unanimous] MOVER: Bob Heneage SECONDER: Michael Whitfield AYES Cindy Riegel, Bob Heneage, Michael Whitfield NAYES None ABSTAINNone</p>

6) IT/EMERGENCY MANAGEMENT**6.1) Action Item - Hypervisor Renewal****Department:** Information Technology[Cover Page](#) 

MOTION: *Approve the purchase of the annual hypervisor renewal for \$5,509.44 out of account 1-14-44067.*

<p>RESULT: ADOPTED [Unanimous] MOVER: Michael Whitfield SECONDER: Bob Heneage AYES Cindy Riegel, Bob Heneage, Michael Whitfield NAYES None ABSTAINNone</p>

7) CLERK**7.1) Action Item: FY24 Second Quarter Financial Report and Budget Adjustment Resolution****Department:** Clerk[Cover Page](#) [2nd Qtr Budget Memo.pdf](#) [2nd Quarter Expense Report Summary.pdf](#) [2nd Quarter Revenue Report Summary Report.pdf](#) 

[2nd Quarter Pooled Cash Report.pdf](#)

[2nd Quarter FY24 Remaining Cash Predictions.pdf](#)

[2nd Quarter Contingency Summary.pdf](#)

[Resolution 2024-0322 Second Quarter Budget Adjustments.pdf](#)

MOTION: *Approve the 2nd Quarter Budget Adjustment Resolution 2024-0422 as presented.*

<p>RESULT: ADOPTED [Unanimous] MOVER: Michael Whitfield SECONDER: Cindy Riegel AYES Cindy Riegel, Bob Heneage, Michael Whitfield NAYES None ABSTAINNone</p>
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The Clerk presented the 2nd Quarter Financial Report. Revenues are tracking as expected with the exception that interest is much higher then predicted and the Transfer Station continues to be ever busier. On the expense side, the District Court Fund has taken two unanticipated hits from the new contract Public Defender and the costs associated with the Jeremy Best murder case.

7.2) FY25 Budget Memo #1

Department: Clerk

[Cover Page](#)

The Board set June 13 & 14 to discuss budgets with EODH.

[FY25 Budget Memo #1.pdf](#)

7.3) Action Item: Election Reporting Equipment

Department: Clerk

[Cover Page](#)

MOTION: *Approve the Purchase Order from ES&S for Election Reporting software, to be paid with HAVA grant funds.*

<p>RESULT: ADOPTED [Unanimous] MOVER: Cindy Riegel SECONDER: Michael Whitfield AYES Cindy Riegel, Bob Heneage, Michael Whitfield NAYES None ABSTAINNone</p>
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8) OTHER BUSINESS

8.1) Building Dept Update

Department: Building

Building Official Wendy Danielson presented her report. Ms. Danielson reported that permits are about 14 weeks out.

[Cover Page](#)

[2024-department update 03.25.2024 bcc mtg.docx](#)

8.2) ACTION ITEM: Letter of Interest in Public Safety Center

Department: Operations

County Manager Dan Reyes presented the item. Fire Chief Mike Maltaverne approached the County regarding the potential Joint Agency Emergency Services facility. The letter is not a commitment.

[Cover Page](#)[20240222_Letter_Interest_Joint_Fire.docx](#)[Teton County Public Safety Center-proposal.pptx](#)

MOTION: *Approve Letter, as revised, to the Fire District expressing interest in the Joint Emergency Services Facility on Bates Road.*

RESULT: ADOPTED [Unanimous]
MOVER: Bob Heneage **SECONDER:** Cindy Riegel
AYES Cindy Riegel, Bob Heneage, Michael Whitfield
NAYES None
ABSTAINNone

8.3) Action Item: SRO Contract

Department: Commissioners

[Cover Page](#)[Draft FY25 SRO Contract with TCSD #401.pdf](#)

MOTION: *Approve the service agreement between Teton County, Teton County Sheriff Office, and Teton County School District #401 as amended.*

RESULT: ADOPTED [Unanimous]
MOVER: Michael Whitfield **SECONDER:** Bob Heneage
AYES Cindy Riegel, Bob Heneage, Michael Whitfield
NAYES None
ABSTAINNone

9) COMMISSIONERS

9.1) ACTION ITEM: PROPERTY TAX EXEMPTION TETON VALLEY HEALTH CARE, INC

Department: Operations

[Cover Page](#)

[ACFrOgDs8-h91sGNzSCOR0ruH60xcXNJFz-RI7KMhb7T_i2UJu6mTMKz2hTZEC0NNBiZ3lyc3ouliYDRKMcpPeXgH0Gj1EWPUcJmKqb69b11z-9wHo9r0TaXGG8IHqPPUfZ1vkBeCmhEPH1_NwR3.pdf](#)

[Section 63-602D ? Certain_Hospitals.pdf](#)

MOTION: *Approve property tax exemption for Teton Valley Health Care parcel RPA0219001005AA.*

RESULT: ADOPTED [Unanimous]
MOVER: Michael Whitfield **SECONDER:** Bob Heneage
AYES Cindy Riegel, Bob Heneage, Michael Whitfield
NAYES None
ABSTAINNone

9.2) ACTION ITEM: PROPERTY TAX EXEMPTION TETON ARTS

Department: Operations

[Cover Page](#)[Section 63-602D ? Certain_Hospitals.pdf](#)[Section 63-602E ?schools.pdf](#)

MOTION: *Approve Property Tax Exemption for Teton Arts parcel number RP000226001020A.*

RESULT: ADOPTED [Unanimous]
MOVER: Michael Whitfield **SECONDER:** Bob Heneage

AYES Cindy Riegel, Bob Heneage, Michael Whitfield
NAYES None
ABSTAINNone

9.3) ACTION ITEM: PROPERTY TAX EXEMPTION TETON VALLEY BIBLE CHURCH

Department: Operations

[Cover Page](#)

[Section 63-602B ? Religious.pdf](#)

[Property_Tax_Exemption_Bible_Church.pdf](#)

MOTION: *Approve Tax Exemption for Teton Valley Bible Church Parcel number RDA 0014013002B.*

RESULT: ADOPTED [Unanimous]
MOVER: Bob Heneage **SECONDER:** Michael Whitfield
AYES Cindy Riegel, Bob Heneage, Michael Whitfield
NAYES None
ABSTAINNone

9.4) ACTION ITEM: PROPERTY TAX EXEMPTION FAMILY SAFETY NETWORK

Department: Operations

[Cover Page](#)

[tax exempt application.pdf](#)

[Tax exempt cover letter 2024.docx](#)

[501\(c\)\(3\)_determination_letter\[1\].pdf](#)

[Bylaws executed May 2018.pdf](#)

[certificate of incorporation.pdf](#)

[Section 63-602C ? nonprofit.pdf](#)

MOTION: *Approve Property Tax Exemption for Family Safety Network Parcel Number RPA0014016005B.*

RESULT: ADOPTED [Unanimous]
MOVER: Bob Heneage **SECONDER:** Michael Whitfield
AYES Cindy Riegel, Bob Heneage, Michael Whitfield
NAYES None
ABSTAINNone

9.5) ACTION ITEM: PROPERTY TAX EXEMPTION CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Department: Operations

[Cover Page](#)

[ACFrOgBSb6doB4bWvAD-XvNkkljUR6s-SFqkeAgU0zpwijgLdaSyJ6FtNSPKk_Gqa-v3D6v-EhHWtOE_3YunHt-UwCKCJ8pmKqETy5VKJASfE_4IgpYmIdWvzRDXyfhzhpCL7AIWILr9wElf_sxv0.pdf](#)

[Section 63-602B ? Religious.pdf](#)


MOTION: *Approve Property Tax Exemption for the Church of Jesus Christ of Latter-Day Saints parcel numbers RP00210000010, RP002010000020, RP06N45E034800A, RP06N45E102400A, RPA0014014001A, RPA0014017001A, RPB0086007001A, RPC0083025004DA, and RPC0083026001A.*

RESULT: ADOPTED [Unanimous]
MOVER: Bob Heneage **SECONDER:** Michael Whitfield


AYES Cindy Riegel, Bob Heneage, Michael Whitfield NAYES None ABSTAIN None
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9.6) **ACTION ITEM: PROPERTY TAX EXEMPTION PROVIDING ANIMAL WELFARE SERVICES (PAWS).**

Department: Operations

Cover Page 

PAWS Property Tax exemption request 2024.pdf 

Section 63-602C ? nonprofit.pdf 

MOTION: *Approve Property Tax Exemption for Providing Animal Welfare Services (aka PAWS) 15 S. 1750 E Driggs, Idaho.*


RESULT: FAILED [Unanimous] MOVER: Bob Heneage SECONDER: Michael Whitfield AYES None NAYES None ABSTAIN None


MOTION: *Approve Property Tax Exemption for Providing Animal Welfare Services 15 S. 1750 E Driggs, Idaho, RP05N46E310015.*


RESULT: ADOPTED [Unanimous] MOVER: Cindy Riegel SECONDER: Bob Heneage AYES Cindy Riegel, Bob Heneage, Michael Whitfield NAYES None ABSTAIN None

9.7) **ACTION ITEM: PROPERTY TAX EXEMPTION ROMAN CATHOLIC DIOCESE OF BOISE**

Department: Operations

Cover Page 

applicationfortaxexemption1sttimeform2022.pdf 


Section 63-602B ? Religious.pdf 

MOTION: *Approve Property Tax Exemption for the Roman Catholic Diocese of Boise RPO4N45E117802A.*


RESULT: ADOPTED [Unanimous] MOVER: Bob Heneage SECONDER: Cindy Riegel AYES Cindy Riegel, Bob Heneage, Michael Whitfield NAYES None ABSTAIN None


9.8) **ACTION ITEM: PROPERTY TAX EXEMPTION ROMAN CATHOLIC DIOCESE OF BOISE**

Department: Operations

Cover Page 

This item is on the agenda twice, no action taken.

applicationfortaxexemption1sttimeform2022.pdf 

Section 63-602B ? Religious.pdf 

9.9) **ACTION ITEM: PLANNING & ZONING APP**

Department: Operations

[Cover Page](#)

There is one vacancy from the resignation of Rebeca Baker and one from Lindsey Love who will step down upon her position being filled. The Board discussed the qualities they are looking for in Planning and Zoning Commission members. The job requires extreme attention to detail, being open-minded while practicing evidence based decision making. Also per Statute, when a person from a city over 1500 people resigns, the replacement must be from the other city with over 1500 people.

[2024_TetonCounty_C.Kohut_P&ZApplication.pdf](#)

[Boyles_App_PZC110322.pdf](#)

[Appointments_of_Board_Committee_Members_AndyEpperson.docx](#)

[Application_TC_P&Z.pdf](#)

[ida_Hansen.jpg](#)

[doc00014320240421144821.pdf](#)

MOTION: *Approve Andrew Epperson to replace Rebeca Baker and Carl Kohut to replace Lindsey Love on the Planning and Zoning Commission.*

<p>RESULT: ADOPTED [Unanimous] MOVER: Cindy Riegel SECONDER: Bob Heneage AYES Cindy Riegel, Bob Heneage, Michael Whitfield NAYES None ABSTAIN None</p>

9.10) **DISCUSSION ITEM: COMMISSIONER REPORTS**

Department: Operations

Commissioner Reports for 4/22/2025

Commissioner Heneage

April 3 Probation Committee - attended by Probation Director Tiffany Hicks, Judge Walker, County Manager Dan Reyes. Will become a regular meeting.

April 3 - Met with Dan Verbeten, Executive Director of TVTAP and members of the Highliners regarding quonset hut and Buxton master plan.

April 3 - Driggs' Urban Renewal, discussion of the difficulty of budgeting for revenues in Urban Renewal Districts. The massive increase in residential property has drastically outstripped commercial property in the last two years creating a big tax shift.

April 10 Teton Regional Economic Coalition - prep for executive director interviews, upcoming transition plan. Looking for additional Board members. Interviews were held April 11 & 12 and negotiations are underway to hire a new ED.

April 17 TREC Open House to get feedback on the proposed Economic Development Plan Update.

Commissioner Whitfield

April 9 Eastern Idaho Community Action Partnership - struggling with reimbursements from State agencies.

April 10 Wildlife Advisory Committee - reviewed data and narrative regarding the Natural Resource Overlay.

April 11 Fair Board Meeting - discussed Fair 101, and Fair Master Plan process.

April 12 Hospital CEO - discussed options for gaining ownership of the County property that the hospital leases.

April 17 TREC Open House

April 18 Waterways Advisory Committee - reviewing Teton River Management plan.

April 19 Fire Chief Maltaverne - discussed a joint dispatch with surrounding agencies. The Fire Chief would like to hold a work session with the relevant local agencies and then reach out to surrounding counties.

Commissioner Riegel

April 1 Attended the School Board Mtg - presented School Resource Officer contract proposal.

April 8 Attended Preview of Grand Opening of the Center for Hope in Rexburg - with Tiffany Hicks. A center primarily for people in substance abuse recovery.

April 16 Listened to the Area of Impact Hearing for Driggs - proposal will be out soon.

April 17 Council of Governments - discussed Housing Authority with ED Jerrod Pfeffor. Discussed Ashton

Rails to Trail proposal to pave.
April 18 met with Teton County Joint Housing Authority Chair and ED - met to discuss future funding.
April 19 Attended Earth Day at the Fair.

[Cover Page](#)

9.11) Executive Session 74-206(1)(f) legal

Department: Operations

[Cover Page](#)

No executive session was required.

10) PLANNING AND ZONING

10.1) ACTION ITEM: Collins Darby Flats Subdivision Minor Plat Amendment

Department: Planning & Zoning

[Cover Page](#)

Planning Administrator Jade Krueger presented the staff report for the Collins Darby Flats Subdivision Minor Plat Amendment.

Board discussion.

[Darby Flats_Collins_Minor Plat Amendment_Staff Report_04.22.24.pdf](#)

[A\) Application_Redacted.pdf](#)

[B\) Plats.pdf](#)

[C\) GEC Application_Redacted.pdf](#)

[D\) Neighbor Letters.pdf](#)

[E\) Narratives_Redacted.pdf](#)

[F\) A-WHA_Redacted.pdf](#)

MOTION: *Having concluded that the criteria for Approval of a Minor Plat Modification found in LDC 4-14-D have been met, I move to APPROVE the application for an amendment to Lot 1 of Darby Flats Subdivision as described in the application materials submitted February 13, 2024 and as supplemented with additional information attached to this staff report, along with the following condition of approval: 1. The amended plat shall be technically reviewed before mylars are printed and recorded.*

RESULT: ADOPTED [Unanimous]
MOVER: Bob Heneage **SECONDER:** Michael Whitfield
AYES Cindy Riegel, Bob Heneage, Michael Whitfield
NAYES None
ABSTAIN None

10.2) 1:15 PM PUBLIC HEARING: Wildsprings Ranch Subdivision Preliminary Plat Hearing.

Department: Planning & Zoning

[Cover Page](#)

Ms. Krueger presented the Wildsprings Ranch Subdivision Preliminary Plat Hearing.

The Board had no questions.

LeGrande Woolstenhulme, representing the applicant, addressed the road alignment issues. The have no issues with the conditions of approval. He stated that there is potentially another option for fire suppression, and he is in ongoing conversations with the Fire Marshal. The Board asked if the applicant was willing to provide building envelopes. The applicant responded that he did not wish to do that.

Public comment was opened at 1:25 PM.

Kimberly Kincaid was neutral in regards to the application. She asked for clarification regarding the south property line road easement. She also expressed concern over the SW Corner of lot 3. She would also like to piggyback bringing electrical to her property in conjunction with the subdivision.

Public comment was closed at 1:33 PM.

Arnold Woolstenhulme stated that the southwest corner has been an issue for fifty years. The Woolstenhulme's do recognize the right that the Kincaid's have to their property.

Ms. Krueger recommended adding a plat note that all lots will be accessed from Wildsprings Lane.


Board discussion. The Board discussed the fire suppression system. The Board also discussed the easement and current roadway along the southern boundary of the subdivision. In his review, the County Engineer raised a question as to which easement is most current. The Board discussed potential building envelopes and/or fencing guidelines.


[Wildsprings Ranch Preliminary Plat_BoCC_Staff Report_04.22.24.pdf](#) 


A) [Application_Redacted.pdf](#) 


B) [Preliminary Plat.pdf](#) 


C) [Irrigation Letter.pdf](#) 


D) [Wildsprings Ranch BoCC Prelim_CCR's_3.20.2024 \(updated\).pdf](#) 

E) [Improvement Plans.pdf](#) 

F) [Narrative.pdf](#) 


G) [Fire Supression Agreement.pdf](#) 

H) [Development Agreement_3.20.2024 \(Updated\).pdf](#) 

I) [Cost Estimate.pdf](#) 

J) [Fire Marshal Review.pdf](#) 


K) [Public Works Review.pdf](#) 

L) [EIPH Letter.pdf](#) 

RESULT: ADOPTED [Unanimous]
MOVER: **SECONDER:**
AYES Cindy Riegel, Bob Heneage, Michael Whitfield
NAYES None
ABSTAIN None

10.3) **1:30 PM PUBLIC HEARING: Greystone Subdivision Preliminary Plat Hearing.**

Department: Planning & Zoning

[Cover Page](#) 

Ms. Krueger presented the staff report for Greystone Subdivision Preliminary Plat Hearing. Staff is recommending that the applicant contribute to turn lanes on Hwy 33. The Board asked if the County had any CC&R standards. Ms. Krueger responded that they are fairly minimal and the County can't regulate beyond them.

Taylor Cook, representing the applicant, responded to Ms. Krueger's comments. Regarding the CC&R's, the applicant has hired an attorney to work on the CC&R's. Mr. Cook stated that the applicant is not interested in providing access to the lot to the north. Ansel Leigh, Nelson Engineering, provided some insight in tot he traffic study. The need for a left-hand turn lane currently exists and therefore the applicant should not have to pay for it. Ty Ross, also with Nelson Engineering, re stated that they do not believe their client should contribute a proportionate share.

Public comment was opened at 2:30 PM.

No one present wished to speak.
Public comment was closed at 2:31 PM.

Board deliberation. The Board felt a proportionate share for mitigating traffic should be determined and required.

[Greystone Subdivision Preliminary Plat Staff Report 042224.pdf](#)

[A. Application_Redacted.pdf](#)

[B. Narrative.pdf](#)

[C. Preliminary Plat.pdf](#)

[D. Improvements Plan.pdf](#)

[E. Updated Greystone DA.pdf](#)

[F. NRA.pdf](#)

[G. EIPH Review.pdf](#)

[H. Letter of Authorization.pdf](#)

[I. CCRs.pdf](#)

[J. City of Victor Comments.pdf](#)

[K. LLC Documentation.pdf](#)

[L. Engineer Review.pdf](#)

[M. Fire Marshal Review.pdf](#)

[N. Emails for Irrigation.pdf](#)

[O. Greystone Subdivision Updated TIS_240117.pdf](#)

[P. Landscaping Plan.pdf](#)

MOTION: *I move to continue the public hearing for Greystone Subdivision Preliminary Plat to June 10 at 2:30 PM, in order to obtain legal counsel on the potential for requiring the subdivision road to extend to the north to access the property to the north and to determine what can be required for the proportionate share for a turn lane on Hwy 33 and 7000 S.*

<p>RESULT: ADOPTED [Unanimous] MOVER: Cindy Riegel SECONDER: Michael Whitfield AYES Cindy Riegel, Bob Heneage, Michael Whitfield NAYES None ABSTAIN None</p>

10.4) 1:50 PM ? PUBLIC HEARING: Bertin Ranch Subdivision Preliminary Plat Hearing.

Department: Planning & Zoning

[Cover Page](#)

Ms. Krueger presented the staff report for the Bertin Ranch Subdivision Preliminary Plat Hearing. None of the conditions requested by P&Z have been met by the time of this meeting.

Curt Behle, the applicant's representative, responded to the staff report. He stated that the subdivision is hoping to share a fire pond with Sweet home Ranches.

Public comment was opened at 3:11 PM.

Jim Kitchen, neighbor in Sweet Home Ranches, stated that no one has contacted Sweet Home Ranches regarding sharing the fire pond.

Public comment was closed at 3:13 PM.

Mr. Behle commented that he had talked with Todd Jones in Sweet Home a year ago regarding the fire pond. Board deliberation. The Board discussed road improvements on 4500 S and 500 E.

[Bertin Ranch Preliminary Plat_ Staff Report 042224.pdf](#)

[A. Application_11.1.2023_Redacted.pdf](#)

[B. Narrative_11.1.2023.pdf](#)

[C. Preliminary Plat_11.1.2023.pdf](#)

[D. Draft Development Agreement_11.1.2023.pdf](#)

[E. Cost Estimate_11.1.2023.pdf](#)

[F. CCRs_11.1.2023.pdf](#)

[G. Warranty Deed_11.1.2023.pdf](#)

[H. Fire Marshal Review_1.22.2024.pdf](#)

[I. Full Preliminary Supplement -Bertin Ranch_2023-10-06 \(4\).pdf](#)

[J. Preliminary Improvement Plans_11.1.2023.pdf](#)

[K. Bertin Ranch Administrative Concept Review Memo 102222.pdf](#)

[L. 020524 Revisesd Engineer Review_Bertin Ranch.pdf](#)

MOTION: *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 Bertin Ranch Subdivision as described in the application materials submitted on November 6, 2023, and additional information attached to the staff report, with the following conditions of approval: 1. The plat should be updated in the following ways: a. Signature for Planning & Zoning is the P&Z Chair person. b. The note indicates it is a two lot subdivision and should be amended to reflect the lots of the subdivision. 2. A road access/maintenance agreement for private road S 500 E should be presented. 3. Ownership changed to an LLC after the Concept Review was completed. Please submit LLC documentation indicating Taylor Bertin has permission to act on behalf of the LLC. 4. The development agreement lists both Curt Behle and Taylor Bertin as "Developer." One person should be listed here and be held responsible in the DA. 5. The new roadway is not included in the cost estimate for the subdivision. This is required infrastructure. The old access being vegetated should also be incorporated into the DA and Cost Estimate. 6. The CCRs should be updated to reflect Right to Farm Provisions, Teton County Dark Sky lighting compliance, and weed maintenance and control. 7. Address Public Works Comments: a. The existing driveway to Lot 1 shall be removed and revegetated. Lots shall be accessed from proposed new Bertin Road. b. Plat note to indicate all lots will be accessed from an interior subdivision road (Bertin Road). c. Both E4500 S and S500 be improved/constructed to County Local Road Standards to their access point. d. Preliminary Plat title be amended to show it is in T4N, R45E, not T5N. 8. Financial Surety of 125% of the cost estimate is required with the final plat application. 9. Fox Creek Canal Company should provide a letter indicating they've reviewed the proposal and irrigation on the property. 10. The applicant must provide documented access to fire suppression that meets the Fire Marshall requirements. 11. At the applicant's request, the applicant will provide building envelopes on the final plat to minimize land disturbance.*

RESULT: ADOPTED [Unanimous]

MOVER: Michael Whitfield **SECONDER:** Cindy Riegel

AYES Cindy Riegel, Bob Heneage, Michael Whitfield

NAYES None

ABSTAINNone

10.5) 2:10 PM ? PUBLIC HEARING: : Dorothy Gayle Ranch Preliminary Plat Hearing.

Department: Planning & Zoning

[Cover Page](#)

Ms. Krueger presented the staff report for the Dorothy Gayle Ranch Preliminary Plat Hearing. The road access to the property is in question and has not been reviewed by legal.

Mr. Behle, representing the applicant, was present to answer questions. Mr. Behle stated that ADU's are not restricted.

Public comment opened at 4:10 PM.

Glen Muradian, true access is a 30' easement and that is all he will grant. The easement can't be expanded. Documented many misrepresentations in the documents submitted in the application. Strongly opposed to the subdivision.

Dan Burr, neighbor, stated that W5000N is a private lane. He is opposed to the subdivision.

Brent Petersen, opposed to the development.


Mary Muradian, opposed to the development. County staff has repeatedly stated that W5000N has never been represented as anything but a private lane.


Public comment was closed at 4:23 PM.


Applicant rebuttal. Mr. Behle addressed the well water concern. The lots will use culinary wells, there is a 60' easement on the east side of the property, and acknowledged that W5000N is a private road.


Board deliberation. The Board discussed getting legal review on the significant access, water rights, and land use issues.


[Dorothy Gayle Preliminary Plat Staff Report_042224.pdf](#) 


[A. Application_8.8.2023_Redacted.pdf](#) 


[B. Improvement Plans 03-26-2024.pdf](#) 


[C. Preliminary Plat_03-25-2024.pdf](#) 


[D. - Narrative_03-25-2024.pdf](#) 


[E. Warranty Deed_03-25-2024.pdf](#) 

[F. Development Agreement_03-25-2024.pdf](#) 

[G. NRA and WHA 03-25-2024.pdf](#) 


[H. Cost Estimate_032924.pdf](#) 

[I. CCRs_03-25-2024.pdf](#) 

[J. Water Rights 3.25.24.pdf](#) 

[K. Legal Access and Easement Explanation_032524_.pdf](#) 

[L. Preliminary Approval EIPH_03-25-2024.pdf](#) 

[M. Open Space Management Plan_03-25-2024.pdf](#) 

[N. Public Comment_41724.pdf](#) 

[O. Dorothy Gayle Deed Restriction_Deed #238814 datd 11.6.2015.pdf](#) 

[P. Public Works Review.pdf](#) 

[Q. Fire Review.pdf](#) 

[R. Authorization & LLC Documentation.pdf](#) 

MOTION: *I move to continue the public hearing for Dorothy Gayle Preliminary Plat to June 24 at 1 PM in order to obtain additional information from the applicant or other agencies and for legal review of access, water rights and any other outstanding issues.*

<p>RESULT: ADOPTED [Unanimous] MOVER: Michael Whitfield SECONDER: Cindy Riegel AYES Cindy Riegel, Bob Heneage, Michael Whitfield NAYES None ABSTAIN None</p>

10.6) ACTION ITEM: Trestles Subdivision Written Decision-
-**Department:** Planning & Zoning[Cover Page](#)

Ms. Krueger stated that the written decision has been reviewed and amended by legal.

The Board made minor edits recorded by Ms. Krueger.

[Draft Written Decision for Trestles Preliminary Plat_042224.pdf](#)

RESULT: ADOPTED [Unanimous] MOVER: SECONDER: AYES Cindy Riegel, Bob Heneage, Michael Whitfield NAYES None ABSTAIN None
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10.7) 2:30 PM PUBLIC HEARING: Wildflower Rural Reserve PUD Preliminary Plat Hearing (Continued)**Department:** Planning & Zoning[Cover Page](#)

Ms. Krueger presented the staff report for Wildflower Rural Reserve PUD Preliminary Plat Hearing. The application has received legal review and that is the only new information for this application.

Glen Lent, the applicant, was present and stated that they are flexible and willing to work with the Board.

Public comment was opened at 4:37 PM.

Sue O'Connor spoke opposed to this subdivision for the reasons previously stated.
















Public comment was closed at 4:38 PM.

Board deliberation. The Board discussed the requirement in a Rural Reserve PUD for meaningful open space to preserve rural character. As currently configured, this applicant does not fulfill that need.

The Board also discussed the density of individual septic systems in an area that contains sensitive cutthroat fish spawning areas. Contamination of ground water does not meet the standard of providing for the health and safety of residents and to protect resources.

The NP study done in concert with the Trestles Subdivision application suggested an issue with nitrate contamination.

[Wildflower Reserve PUD_Preliminary Plat Staff Report_BoCC 031124.pdf](#)[A. Application.pdf](#)[B. Narrative.pdf](#)[C. Preliminary Plat.pdf](#)[D. Nutrient Pathogen Evaluation_Revised.pdf](#)[E. Technical Review_Nutrient Pathogen Evaluation.pdf](#)[F. DEQ Comments_Nutrient Pathogen Evaluation.pdf](#)[G. Traffic Impact Study.pdf](#)[H. DEQ Second Review of NP Evaluation.pdf](#)[I. LOA Bonnie Beard_8.31.2023.pdf](#)[J. LOA Glen Lent_8.31.2023.pdf](#)

- [K. Fiscal Impact Analysis.pdf](#) 
- [L. Liberty LLC Documentation.pdf](#) 
- [M. Demand for a Takings Analysis.pdf](#) 
- [N. Development Agreement.pdf](#) 
- [O. Draft CC&Rs.pdf](#) 
- [P. EIPH Approval_Updated 030424.pdf](#) 
- [Q. Cost Estimate.pdf](#) 
- [R. Improvement Plans.pdf](#) 
- [S. Open Space Management Plan.pdf](#) 
- [T. Fire Marshal Review.pdf](#) 
- [U. Public Works Review.pdf](#) 
- [V. Public Comment.pdf](#) 
- [W. Response to Staff Report from Applicant_ 2024-01-22 final-compressed.pdf](#) 
- [X. Meeting Minutes_ Planning & Zoning Commission.pdf](#) 
- [Y. NP Email Updates Teton County Mail - Wildflower Trestles communities.pdf](#) 

RESULT: ADOPTED [Unanimous]
MOVER: **SECONDER:**
AYES Cindy Riegel, Bob Heneage, Michael Whitfield
NAYES None
ABSTAIN None

11) ADJOURNMENT

 Cindy Riegel, Chairperson

ATTEST: _____
 County Clerk or Deputy