



**TETON COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
 MINUTES | FEBRUARY 26, 2024

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**1st Floor Meeting Room**

150 Courthouse Dr, Driggs, ID 83422

**8:30 AM**

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**1) MEETING CALL TO ORDER**  
**ZOOM LINK**

**Commissioners Present:**

Cindy Riegel  
 Bob Heneage  
 Michael Whitfield

**Other Elected Officials and Department Heads Present:**


Kim Keeley, Clerk  
 Dan Reyes, County Manager


**2) PLEDGE OF ALLEGIANCE**  
**ZOOM LINK**

**3) ACTION ITEMS: CONSENT AGENDA**

**3.1) ACTION ITEM: CERTIFICATE OF RESIDENCY**


**Department:** Clerk

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doc12880920240220122236.pdf 

**3.2) Action Item: 2/12/2024 Claims Report**

**Department:** Clerk

Cover Page 

Budget Report (1).pdf 

2.26.2024 Claims Report 

**3.3) ACTION ITEM: PAYROLL FORMS**

**Department:** Operations

Cover Page 

Pull Krueger and Dispatch payroll forms to discuss.

[Payroll Form - J. Sterna.pdf](#)

[doc02079820240223123811.pdf](#)

[Kreuger.pdf](#)

The comments on the payroll form need to be removed.  
Approve the payroll form for Jade Krueger as revised with the comments removed.

**MOTION:** *Approve the consent agenda with the minor revisions to the payroll forms.*

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

4) **MINUTES APPROVAL**

4.1) **Action Item: Regular Meeting Minutes**

**Department:** Clerk

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[Draft 1.17.2024 Special.pdf](#)

[Draft 1.24.2024 Special.pdf](#)

[Draft 2.5.2024 Special.pdf](#)

[Draft 2.12.2024 Regular.pdf](#)

[Draft 11.27.2024 Special.pdf](#)

**Agenda item**

Pull 2/12 and 11/27 to revise.

**MOTION:** *Approve minutes of 1/17/2024, 1/24/2024, 2/5/2025 as presented.*

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

**MOTION:** *Approve minutes of 2/12/2024 as revised.*

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

**MOTION:** *Approve minutes of 11/27/2024 as revised.*

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

5) **OPEN MIC**

Commissioner Riegel announced that the Board will be planning a Town Hall for the public to discuss a broader range of topics.

Del Fulmer spoke regarding the Northern Lights subdivision. Mr. Fulmer is worried that the open meeting law violation will cause more lawsuits.

Anthony Wilcox spoke regarding the Northern Lights subdivision. He is also concerned about the possibility of more lawsuits due to the open meeting law violation.

Robert Boyles would like the rules of open mic clarified. He would like the contact info of the Wildlife Committee to be listed on the website.

Marshall White spoke regarding Northern Lights and the open meeting law. He believes the makeup of the Wildlife Committee does not adhere to the guidelines laid out in the committee formation documents.

Ida Hansen spoke regarding the Northern Lights subdivision and the wildlife overlay.

Curt Buehle spoke regarding open mic and Northern Lights subdivision. He was concerned about the overlays.

Penny Vasquez spoke regarding the wildlife committee and requested the names of the committee members be published. She doesn't think the membership is balanced.

Harley Wilcox spoke regarding the town hall meeting. He would like a longer time period than three minutes per person. He doesn't think the Board should speak during open mic. And he would like the public to discuss any subject during open mic.

Commissioner Whitfield commented that the Wildlife Committee does meet the membership requirements of the committee charter. However, all members are not present at every meeting.

## 6) PUBLIC APPEARANCES


### 6.1) 11:00 am MST DISCUSSION ITEM: SILVERSTAR AND ENHANCED A-CAM

**Department:** Operations

Barbara Sessions, President of Silverstar, was present to introduce herself and explain upcoming infrastructure improvements.

Jason Nelson gave a presentation on A-CAM (Enhanced Alternative Connect America Model. The speed threshold is 100/20 (download/upload), which is the new standard. Silverstar is investing \$40 million to infrastructure need in Teton County over the next five years.

Mr. Nelson asked about the requirement that fiber be placed at a depth of 48" and a possible reduction in permitting fees. They are hoping for a work session with the County to discuss streamlining the permit process.


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[Silverstar Teton Co Commissioners 2024.pdf](#) 

## 7) PUBLIC WORKS

### 7.1) 2024-02-26 PUBLIC WORKS REPORT

**Department:** Public Works

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Public Works Director Darryl Johnson presented his report.

SH33 Multi Modal pathway will be extended north of Driggs using federal funds. The plans are attached.

The overhead doors for the Annex will be installed this week.

The Buxton storage facility bids have been received. They are about \$80K over budget. The bids don't include the desired office/training space.

Fair Administrator Hallie Poirer was present to discuss the Fair master plan and the allotted ARPA funds. Work session to discuss was set for March 13 at 9 AM.

[2024-0212\\_23108\\_SH-33PathwayPlans.pdf](#) 

[00 0130 Ad for Bid.doc](#) 

### 7.2) ACTION ITEM: Solid Waste Tipping Fee Waiver

**Department:** Public Works

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[Teton County Solid Waste waiver FY2024.docx](#)

**MOTION:** *Approve the 2024 Recycling/Sorted Material Tipping Fee Waiver for Teton Valley Community Recycling as presented.*

<p><b>RESULT:</b> ADOPTED [Unanimous]  <b>MOVER:</b> Michael Whitfield    <b>SECONDER:</b> Bob Heneage  <b>AYES</b>    Cindy Riegel, Bob Heneage, Michael Whitfield  <b>NAYES</b>    None  <b>ABSTAIN</b>None</p>
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7.3) **ACTION ITEM: SOLID WASTE - FOAM TIRE PURCHASE FOR LOADER**

**Department:** Public Works

[Cover Page](#)

[February 2024 LH60 Tire Quote.docx](#)

**MOTION:** *Approve the purchase of mxl e3/l3 foam filled tires for the Transfer Station Loader from Claire & Dees with the low bid of \$21,942.32. Tires to be paid from 223-00-80500*

<p><b>RESULT:</b> ADOPTED [Unanimous]  <b>MOVER:</b> Bob Heneage    <b>SECONDER:</b> Michael Whitfield  <b>AYES</b>    Cindy Riegel, Bob Heneage, Michael Whitfield  <b>NAYES</b>    None  <b>ABSTAIN</b>None</p>
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8) **IT/EMERGENCY MANAGEMENT**

8.1) **Action Item - Phone Donation**

**Department:** Information Technology

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Twin Falls County is asking for the County's old phones rather than e-cycling them.

**MOTION:** *Approve giving Twin Falls County the old shoretel phones.*

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

9.1) **Action Item: Amendment to Eagle Recording Contract**

**Department:** Clerk

[Cover Page](#)

[Teton, ID Amendment 022024.pdf](#)

**MOTION:** *Approve the Tyler Technologies Eagle Recording Contract Amendment as presented.*

<p><b>RESULT:</b> ADOPTED [Unanimous]  <b>MOVER:</b> Bob Heneage    <b>SECONDER:</b> Michael Whitfield  <b>AYES</b>    Cindy Riegel, Bob Heneage, Michael Whitfield  <b>NAYES</b>    None  <b>ABSTAIN</b>None</p>
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10) **OPERATIONS MANAGER**

10.1) **ACTION ITEM: SENIOR PLANNER**

**Department:** Operations

Commissioner Whitfield, Planning Administrator Jade Krueger, GIS/Special Projects Coordinator Rob Marin and County Manager Dan Reyes have created a job description for the Senior Planner position. The position was budgeted for in the FY24 budget.

The Board made a few minor revisions to the job description.

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Recreation-&-En\_draft\_rev000100.pdf 


**MOTION:** *Approve creation of the Recreation and Environmental Senior Planner at Paygrade 10 as revised.*

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

11) **COMMISSIONERS**

11.1) **Executive Session 74-206(1)(B): Personnel**

**Department:** Operations

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**MOTION:** *Go into executive session per IC 74-206(1)(b) Personnel.*

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

Roll call vote.

11.2) **DISCUSSION ITEM: COMMISSIONERS' REPORTS**

**Department:** Operations

**Commissioner Heneage Reports**

Feb 14th - TREC Board meeting. Discussed economic plan draft, succession planning for the new ED, and TREC is currently looking for office space.

**Commissioner Whitfield Reports**

Feb. 13 Eastern Idaho Community Action Partnership

Finance Committee, Need to speed up IDHW reimbursements, legislative outreach.

- Enterprise Risk Management training
- New Board Members
- Community Services Block Grant (CSBG) and CARES Annual Report. (monitoring of federally funded programs). Housing, nutrition, transportation, other services for people and families in poverty. Results oriented with evaluation. Community Needs Assessments. Gather information on all programs: weatherization, family services, head start, adult education, senior services, housing (many aspects, e.g. utility payments), civic engagement. Total of 9,886 individuals served.

- Head Start Personnel Policy Update.
- Head Start Family Services Partnership Update
- Head Start Strength Assessment Update
- Organizational Chart Update
- Strategic Plan Update
- Avilla Accounting System Upgrade
- Program Staffing Requirements Policy Update
- Financial Policy and Procedures Update
- Bylaws Update
- Financial Report
- Still struggling to fully meet Head Start enrollment targets

#### Feb. 14: Teton County Fair Board Meeting

- Approve the minutes from the January 10, 2024 meeting.
- Financial report. Spent 24% of budget, 34% of target revenue raised.
- Alta 4-H using Teton County, ID Fairgrounds, weigh-ins for club use for progress of animals, also vet inspections. Plan to enter MOU to formalize agreement.
- Preparing for Skijoring Update, Expect 3,000 people, have permits. \$9,000 fee to Fairgrounds.
- Discussion and/or Action Items:
  - A. University of Idaho Extension/Fair Board MOU (Action Item) Made a few changes, will later forward to BoCC. Approved.
  - B. Master Plan Project Priorities using ARPA funds (Action Item) Discussion of new Fair Building versus top six immediate needs as shown in Master Plan. Moved to make the pavilion expansion priority one for ARPA funds. Passed.
  - C. Teton Valley Balloon Rally Facilities Use Agreement (Action Item) Current agreement is for \$700 fee. (Camping revenues generate about \$4,000 for TVBR.) TVBR would also pay 10% of morning and evening event net revenues.
  - D. Rodeo Co Facilities Use Agreement (Action Item)
  - E. TVFair & Rodeo Royalty/Fair Board MOU (Action Item)
  - F. 2024 FAIR: Schedule, Sponsor list, Sponsor Form, Poster review
- Building/Grounds Update: Truck status, Bldg light fixtures, Painting, Livestock Scale
- Other: Eastern Idaho State Fair Annual Budget meeting.

#### Feb. 15: Meeting with Idaho Department of Fish and Game.

- Regional Director Matt Pieron and staff member Eric Anderson met with the Planning Administrator Jade Krueger to discuss how we can best gain engagement from the Department in review of Wildlife Habitat Studies for development proposals.

Feb. 20: Teton County Wildlife Advisory Committee.

- Essentially covered actions covered in the improperly noticed meeting of 08-04-2022, elected officers, discussed committee role and future efforts to revise NRO and develop a new policy for Wildlife Habitat Assessments.

Feb. 22: Eastern Idaho Regional Solid Waste District

- Approve past meeting minutes
- Approve loan draw
- Engagement letter with Searle, Hart & Associates, auditors
- Presentation from Dave Hudacsko representing RAD proposal for waste hauling from Teton County
- USDA loan update
- Interim Financing Update with Bank of Commerce, second loan
- Landfill equipment purchase and lease options
- Discussion on truck fleet
- Engineer update

#### **Commissioner Riegel Reports**

Jan 25 - High Country RC&D. Discussed project updates. Projects are primarily on wildfire urban interface on public and private land.


Jan 26-29 - Idaho Assoc of Counties conference. Spent a lot of time on advocating for the Travel & Tourism Tax.

Feb 8th - Met with Teton #401 Superintendent to discuss the four day school week. She encouraged the Superintendent to give a balanced presentation to the School Board.

Feb 15th - Targhee Forest Collaborative. Commissioner Riegel did not attend but thinks a Board member should attend and is willing to take that on.

Feb 1st - Met with WY Dot Hwy 22 regarding proposed alternatives to traffic issues.

Feb 9-13th National Association of Counties conference. Participated in the all day Public Lands Steering Committee meeting. All Idaho participants met with the staff of our congressmen.

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#### **11.3) DISCUSSION ITEM: 'OPEN MIC' TOWNHALL**

**Department:** Commissioners

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The Board scheduled a Town Hall for March 18th at 6 PM. Open Mic rules will stay the same - comments limited to three minutes and be relevant to an agenda item.

#### **11.4) Executive Session 74-206(1)(F) LEGAL**

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### **12) PLANNING AND ZONING**

**12.1) 1:00 PM ? DISCUSSION: City of Driggs AOI Work Session****Department:** Planning & Zoning[Cover Page](#)

Driggs City Planner Leanne Bernstein and Mayor Christianson were present to discuss the Area of Impact update. The City of Driggs has a resource page on their website.

The Board asked how the County can have input. Ms. Bernstein clarified that this map is a starting point and is open to input. Planning Administrator Jade Krueger stated that she has been involved in the process.

The Board asked about the half mile of industrial along Hastings. Ms. Bernstein clarified that this area will be annexed into the city.

The Board asked Ms. Krueger if the City of Victor will be presenting a similar AOI update.

Next steps are a public hearing in March.

[24.02.13 - WORK SESSION County\\_PZC\\_AOI Negotiation\\_EXH.pdf](#)

**12.2) 2:00 PM ? PUBLIC HEARING: Harlan Ranch Subdivision Final Plat Hearing****Department:** Planning & Zoning[Cover Page](#)

Ms. Krueger presented the staff report for the Harlan Ranch Subdivision Final Plat Hearing.

Sarah Johnston, representing the applicant, was present to answer questions.

Travis Bush, the applicant, asked if the letter of credit amount is dependent upon the contingency in the cost estimate. The Board said a contingency is not required in a cost estimate, therefore the contingency could be removed and the letter of credit would be 125% of the new cost estimate.

Stephanie from Alder Environmental, was present to answer questions. The Board had none.

Public comment was opened at 2:16 PM.

Jim Durrett commented that he wanted to know what would happen on the northern boundary that abuts his property.

Public comment was closed at 2:18 PM.

Board deliberation.

[Harlan Ranch Subdivision\\_Final Plat Staff Report 022624.pdf](#)

[A. Final Plat Application\\_12.14.2023.pdf](#)

[B. Harlan Ranch\\_Final Plat Narrative\\_12.14.2023.pdf](#)

[C. ENGINEERS ESTIMATE.12.13.2023.pdf](#)

[D. Improvement Plans\\_12-4-2023.pdf](#)

[E. CCR\\_12.13.2023.pdf](#)

[F. Development Agreement\\_2.20.2024.pdf](#)

[G. Restoration Plan\\_12.14.2023.pdf](#)

[H. Fire Marshal Review\\_1.31.2024.pdf](#)

[I. Irrevocable Letter of Credit - Teton County 54224.pdf](#)

[J. LANDSCAPE\\_PLAN\\_V2\\_12.14.2023.pdf](#)


[K. Final Plat.pdf](#)

**MOTION:** *Having concluded that the Criteria for Approval of a Final Plat found in Title 9-3-2-D can be satisfied, I move to APPROVE the Final Plat for Harlan Ranch Subdivision as described in the application materials submitted December 21, 2023 and additional information attached to the staff report, with the following conditions of approval: 1. The letter of credit should be revised to be 125% of the revised stamped and dated cost estimate. 2. The open space Restoration and Conservation Plan should be incorporated into the CCRs.*

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

12.3) **2:20 PM ? PUBLIC HEARING: Alpenglo Subdivision Preliminary Plat Hearing**

**Department:** Planning & Zoning

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Ms. Krueger gave the staff report for the Alpenglo Subdivision Preliminary Plat Hearing. The Board discussed requiring EIPH site visit for septic permits.

Matt Haile, the applicant, was present. Regarding the pathway, he is willing to grant a pathway easement and connect with Saddlehorn. He has spoken with the Saddlehorn HOA.


Public comment was opened at 2:36 PM.


No one present wished to speak.


Public comment was closed at 2:36 PM.


Board deliberation. The Board had no further comments.

Alpenglo Subdivision Preliminary Plat\_Staff Report 022624.pdf 

A. Alpenglo\_Application\_11.22.2023.docx.pdf 

B. Master Plan\_022024.pdf 


C. Preliminary Plat\_2.14.2024.pdf 


D. Alpenglo\_Revised Narrative\_11.22.2023.docx.pdf 


E. Alpenglo\_Improvement Plans\_Revised 11.22.2023.pdf 


F. Engineer's Cost Estimate Stamped\_1.9.2024.pdf 


G. ROAD & INFRASTRUCTURE PLANS\_Revised 11.25.2023.pdf 

H. Traffic Impact Study.pdf 


I. Kitto Authorization Form.pdf 

J. Draft Letter of Credit.pdf 

K. EIPH Review Letter.pdf 

L. ITD ROW Permit.pdf 

M. Turn Lanes Improvement Plans.pdf 


N. CCR's Alpenglo\_2.14.2024.pdf 

O. Alpenglo\_Revised DEVELOPMENT AGREEMENT\_11.22.2023.pdf 

P. Alpenglo Fire Marshal Review\_12.20.2023.pdf 

Q. Public Comment.pdf 

R. City of Driggs Comment Letter.pdf 


S. Avigation easement agreement\_2.14.2024.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 Alpenglo Subdivision as described in the application materials submitted on November 23, 2023, and additional information attached to the staff report, with the following conditions of approval: 1. Any signs within the Scenic Corridor require a Sign Permit with Teton County. The Subdivision sign in this instance may require a Sign Permit based on placement. 2. Individual site visits from EIPH will be required for a septic permit. 3. Encourage pathway for bicycle traffic.*

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

#### 12.4) **2:40 PM ? PUBLIC HEARING: Clearwater Reserve Subdivision Preliminary Plat Hearing**


**Department:** Planning & Zoning


[Cover Page](#) 


Ms. Krueger presented the staff report for the Clearwater Reserve Subdivision Preliminary Plat hearing. Sharon Woolstenhulme, representing the applicant, was present. She pointed out that the building envelopes allow for animal migration from east to west as well as north to south.


Public comment was opened at 2:48 PM.  
 No one present wished to speak.  
 Public comment was closed at 2:49 PM.

Board deliberation. The Board commended the plat and CC&R's on this application.


[Clearwater Reserve Subdivision Prelim Staff Report\\_BoCC\\_02.26.24.pdf](#) 

[A\) Application.pdf](#) 

[B. Preliminary Plat\\_Updated.pdf](#) 


[C\) Natural Resource Analysis.pdf](#) 

[D\) Improvement Plans.pdf](#) 

[E\) Floodplain Study.pdf](#) 


[F\) EIPH Review.pdf](#) 


[G\) Development Agreement.pdf](#) 

[H\) Fire Marshal Review.pdf](#) 

[I\) CCRs\\_Updated.pdf](#) 

[J\) Public Works Comment.pdf](#) 

[K\) Narrative.pdf](#) 

[L\) Stamped Engineering Cost Estimate.pdf](#) 

[M\) PJD Materials.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 of the Preliminary Plat for the Clearwater Reserve Subdivision as described in the application materials submitted on August 4, 2023 and additional information attached to the staff report, with the following conditions of approval: 1. 125% of the cost estimate is required for financial surety at final plat.*

**RESULT:** ADOPTED [Unanimous]  
**MOVER:** Michael Whitfield    **SECONDER:** Bob Heneage  
**AYES**    Bob Heneage, Cindy Riegel, Michael Whitfield

<b>NAYES</b> None <b>ABSTAIN</b> None
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12.5) **ACTION ITEM: Northern Lights: Request for Reconsideration**

**Department:** Planning & Zoning


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Ryan Poole, the attorney representing the applicant, was present to answer questions. Mr. Poole summarized the letter he sent to the Board requesting the reconsideration. The Board had no questions.


The Board discussed the original decision. The Board pointed out the difficulty of making land use decisions without the benefit of counsel.

Husk Crowther joined the meeting. He stated the traffic study could be done pretty quickly.

Northern Lights Preliminary Plat\_Staff Report BoCC\_082823.pdf 

A) Prelim Application.pdf 

B) Prelim Narrative.pdf 

C) Preliminary Plat.pdf 

D) Development Agreement.pdf 


E) Drafted CC&Rs.pdf 


F) NRA.pdf 

G) Surety Bond Documents.pdf 


H) Fire Marshal Review.pdf 


I) EIPH Prelim Approval.pdf 

J) Fall River Documentation.pdf 


K) Improvement Plans (updated).pdf 


L) Public Works Comments.pdf 


M) Public Comments.pdf 

N) Landscaping Plan.pdf 

O) Revised TIS (1).pdf 

P) Applicants response to conditions.pdf 

Letter to Teton County re Northern Lights mediation request 10.23.23.pdf 

Request for Reconsideration to Teton County Northern Lights 10.27.23.pdf 

Teton County Mail -

Letter and Request of October 23 2023 re Northern Lights Subdivision TS to RP 10.26.23 .pdf 

**MOTION:** *Continue the public hearing for Northern Lights Subdivision Preliminary Plat to May 6, 2024 at 1 PM in order to obtain a revised traffic study to evaluate traffic impacts with the actual primary route being Hatches Corner to 500 W to 6500 N from the applicant.*

<b>RESULT:</b> ADOPTED [Unanimous]
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<b>MOVER:</b> Bob Heneage	<b>SECONDER:</b> Michael Whitfield
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<b>AYES</b> Cindy Riegel, Bob Heneage, Michael Whitfield
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<b>NAYES</b> None
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<b>ABSTAIN</b> None
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Approve the payroll form for Tyler Hubbell as revised to include a paygrade of 6 instead of Sheriff Step and Grade.

**12.6) 2:50 PM ? PUBLIC HEARING: Scenic Corridor- Alpine Acres Appeal:**

**Department:** Planning & Zoning

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Ms. Krueger presented the staff report for the Scenic Corridor-Alpine Acres Appeal public hearing.


Harley Wilcox, the applicant, was present to answer questions. He expressed frustration that he is being asked to meet landscape standards that do not exist. He is asking the Board to remove the requirement for a landscape plan which he submitted with his application.

The Board had no questions.


Public comment was opened at 3:09 PM.  
Ida Hansen commented that the Land Development Code is a moving target.  
Public comment was closed at 3:10 PM.


Board deliberation. The Board had no questions.

Alpine Acres Appeal Memo\_031124.pdf 

A. Alpine Acres Appeal & Reconsideration Application.pdf 

B. Alpine Acres Lots 1-5 Scenic Corridor Mini Packet\_101023.pdf 

C. PZC Meeting Minutes 10-10-2023.pdf 

D. LDC 5-5.pdf 

**MOTION:** *I move to modify the PZC decision to exclude condition number 2 for the Scenic Corridor Review of Alpine Acres Subdivision Lots 1-5 as presented in the attached materials.*

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

**13) ADJOURNMENT**

\_\_\_\_\_  
Cindy Riegel, Chairperson  
ATTEST: \_\_\_\_\_  
County Clerk or Deputy