



## TETON COUNTY, IDAHO | Planning Department

### MEMORANDUM

**TO:** Board of County Commissioners  
**FROM:** Planning Staff  
**DATE:** March 25, 2024  
**SUBJECT:** Teton County Planning Department – Quarter 1, 2024 Update

---

#### Staffing:

- Currently, the Planning Department is fully staffed with previous existing roles. We have begun the search for the Senior Environmental & Recreation Planner.
- Professional Development
  - Participating in GNAR and beta testing a new training module. Will report with results / send a link for all those who could benefit from it.
  - Looking into a fall conference: Western Planner or Mountain Town Planner's summit

#### Inquiries

From January until March 23, 2024, the Planning Department in total has responded to 1156 inquiries from January 1 to March 20, 2024. Inquiries again are emails, phone calls and customers at the Planning Department window.

- Zoning Verification Letters: 3 requests

#### AOI

- **Victor:** The City of Victor had its first work session with the TC PZC on March 12, 2024. This was the first time a proposed AOI map, zoning districts, and AOI code has been presented at this level. They also included their request for an interim ordinance. The PZC is seeking legal review on this request. The City of Victor will come back to the PZC for another work session in May.
- **Driggs:** The City of Driggs had its first public hearing on their proposed AOI boundary and documents on March 13, 2024. The TC PZC will have a work session on April 9 to review the proposal and begin looking at any areas being removed from the AOI and appropriate zoning districts. Staff will begin to work with legal to review proposed processes. The negotiation will also need to be drafted.
- **Tetonia:** The City of Tetonia crafted its first analysis memo on existing infrastructure for services and questions. They will be updating this memo and coming to the BoCC for their first work session in June.

#### Code Amendments

- The PZC reviewed the redlined code amendments on March 12, 2024 and recommended approval. This will come before the BoCC in May, 2024.





- The PZC is also maintaining a list of potential future changes they would like to review – including agricultural land divisions and some definitions.

**Planning Commission**

- We currently have one vacancy and one request to resign. The openings are for a member living within the unincorporated County and one within the City of Victor.

**Current Planning:**

- Pre-application conferences (from Jan. 1): 27
- New applications since January 1, 2024:
  - Boundary Adjustments: 12
  - Sign Permits: 1
  - Plat Amendments: 1
  - Subdivisions: 1
  - Appeals: 1
  - Temporary Use Permits: 2
  - Scenic Corridor Reviews: 6
  - Limited Use Permits: 5
  - Floodplain Permits: 5
- Building Permit Reviews: 24 in January & February; ~14 in March
- 64 pending subdivision applications – total of 789 lots.
  - 135 applications “in the process”
    - 18 applications had final plat approval and haven’t recorded yet
      - Involves financial surety tracking, development agreement tracking and inspections
    - 3 applications have been denied
    - 12 applications have withdrawn

<b>Subdivisions Applications by Year</b>		
	<b>Subdivisions</b>	<b>Number of Lots</b>
<b>2018-19</b>	<b>8</b>	<b>41</b>
<b>2020</b>	<b>20</b>	<b>117</b>
<b>2021</b>	<b>60</b>	<b>721</b>
<b>2022</b>	<b>45</b>	<b>476</b>
<b>2023</b>	<b>14</b>	<b>68</b>
<b>2024</b>	<b>1</b>	<b>5</b>
	<b>148</b>	<b>1428</b>





**Other Projects**

- Wildlife Advisory Committee
  - Planning would require some budget to create necessary signs for posting (17 large signs for the boundaries of the County) as well as running the legal notices as the display advertisements. This will need to be completed for a PZC public hearing as well as BoCC Public Hearing.
  - The WAC is set to have their recommendation go in front of the PZC May 14, 2024.
  - Approximate request: \$967 (may be able to reduce this to \$750)
    - TVN 2 Print Display Ads Estimate: \$200

Materials for Site Posting			
	Unit Price	Units	Totals
T Posts	\$ 9.59	21	\$ 201.39
Corrugated Sheet	\$ 18.00	17	\$ 306.00
Poly Signs	\$ 20.00	4	\$ 80.00
Laminating	\$ 10.00	13	\$ 130.00
Glue	\$ 15.00	2	\$ 30.00
Screws	\$ 10.00	1	\$ 10.00
Staples	\$ 10.00	1	\$ 10.00
		<i>Total</i>	\$ 767.39

- Wildland Urban Interface
  - Working to create a viable WUI map. Meeting with various professionals in the field and creating a draft map. The internal working group is also creating a policy for implementing the WUI and resources for members of the public.
  - We anticipating coming to the BoCC with a full update May with a proposed schedule for moving forward with work sessions, open houses and a formal adoption process.
- Outreach/Education
  - Creating an hour long informational session on GIS and the LDC for members of the community (predominantly considering real estate agents)
- Floodplain
  - Teton County did attend the Henry Fork Watershed's last meeting and reviewed our effective ordinance, floodplain permitting, and generally the request to reach out before work begins anywhere in Teton County. Building Official Wendy Danielson covered for me as the BoCC meeting was continued throughout the meeting time.
  - Training for Torin as a CFM. We will also still work on training for Tristian to diversity our CFM qualifications for TC.
  - Ordinance updates will accompany map revisions. The preliminary draft floodplain maps should be ready for meetings with elected officials sometime this summer. Open house sessions for the public would follow that.
- Public Hearing Sign / Policy
  - Working on updating the sign and our overall policy with the County Manager.

Sincerely,





Jade Krueger  
Planning Administrator

**CC:**

Dan Reyes, County Manager  
Darryl Johnson, Public Works Director  
Wendy Danielson, Building Official

