



**TETON COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
**MINUTES | FEBRUARY 12, 2024**

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**1st Floor Meeting Room**

**150 Courthouse Dr, Driggs, ID 83422**

**9:00 AM**

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**1) MEETING CALL TO ORDER**  
**zoom meeting**

**Commissioners Present:**

Bob Heneage  
Michael Whitfield

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

Kim Keeley, Clerk  
Dan Reyes, County Manager

**2) PLEDGE OF ALLEGIANCE**

**3) ACTION ITEMS: CONSENT AGENDA**

**3.1) ACTION ITEM: Approve Alcoholic Beverage License for Teton Senior Center Inc.**

**Department:** Clerk

Cover Page

Teton Senior Center Inc.pdf

**3.2) ACTION ITEM: PAYROLL FORMS**

**Department:** Operations

Cover Page

Murdock Payroll.pdf

Starkey Basic Cert Payroll 1.2024.pdf

Warn payroll form

J Sterna Payroll form.pdf

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

**Department:** Clerk

Cover Page

[doc12819220240206084402.pdf](#)

**3.4) ACTION ITEM: MINUTES**

**Department:** Operations

[Cover Page](#)

[2024\\_01\\_31\\_Draft\\_Minutes.pdf](#)

[2023\\_10\\_04\\_Minutes\\_Draft.pdf](#)

[2023\\_11\\_06\\_Draft\\_Minutes.pdf](#)

[2023\\_11\\_08\\_Draft\\_Minutes.pdf](#)

[2023\\_11\\_13\\_Draft\\_Minutes.pdf](#)

[2024\\_01\\_10\\_Draft\\_Minutes.pdf](#)

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

**Department:** Clerk

[Cover Page](#)

[Budget Report V2 2.12.2024.pdf](#)

[Expense Approval Report V2 2.12.2024.pdf](#)

**3.6) ACTION ITEM: COMPASSIONAT LEAVE DONATION**

**Department:** Operations

[Cover Page](#)

[Leave Donation Form\\_Leidorf02062024.pdf](#)

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

**4) OPEN MIC**

Anthony Wilcox - Asked the rules of open mic.  
Robert Boyles - Would like all County employees to be drug tested.  
Ida Hansen - Would like to get transparency on the agenda and would like to discuss employees working from home.

**5) PUBLIC APPEARANCES**

**5.1) ACTION ITEM: 9:20AM MST LETTERS OF SUPPORT FOR THE FISCAL YEAR 2025 COMMUNITY FUNDING REQUEST: THE NEXT CHAPTER: TETON VALLEY'S 21ST CENTURY LIBRARY TO CONGRESSMAN SIMPSON AND THE GRANT REVIEW COMMITTEE**

**Department:** Commissioners

Chris Heileman, Director of the Valley of the Tetons Library, was present to discuss finding a new space for the library. The library is applying for several Federal grants and is asking for a letter of support.

[Cover Page](#)

[2023\\_02\\_12\\_letter\\_Support\\_Library\\_Grant\\_Committee.docx.pdf](#)

[2023\\_02\\_12\\_letter\\_Support\\_Library\\_Congressman\\_Simpson.docx.pdf](#)

**MOTION:** *Approve the Valley of the Tetons support letter to grant review committee and the Valley of the Tetons support letter to Congressman Simpson for Federal grants as revised.*

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

6.1) **ELECTED OFFICIALS AND DEPARTMENT HEADS**

**Department:** Operations

[Cover Page](#)

Elected officials and Department Heads met to discuss matters of mutual interest.

6.2) **REPORT: 9:10AM MST INTRODUCING NEW PROBATION DIRECTOR TIFFANY HICKS**

**Department:** Operations

[Cover Page](#)

New Probation Director Tiffany Hicks was present to introduce herself and discuss department priorities. She is working on contracting with Madison County to cover probation services while the Juvenile Probation Officer is out on maternity leave and until the Misdemeanor position has been filled.

6.3) **ACTION ITEM: FY24 AGREEMENT FOR STRATEGIC PLANNING SERVICES**

**Department:** Operations

County Manager Dan Reyes presented the item. The Board asked of the contract was adequate to produce a report summarizing the findings of the facilitation.

[Cover Page](#)

[NOAH Preservation Memo.docx](#)

[Possible Outline for Teton County Action Plan Items.docx](#)

[Ventura ED Staffing Plan.docx](#)

[WFG Revised Teton County Proposal.pdf](#)

[Professional Services Agreement - Strategic Planning Services .docx](#)


**MOTION:** *Approve agreement with William Fulton Group for Facilitation of a strategic planning meeting for not to exceed \$14,300 to be paid for by Commissioners Contingency.*

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

7.1) **ACTION ITEM: Endpoint Anti-Virus Renewal**

**Department:** Information Technology

[Cover Page](#) 


IT Director/Emergency Manager Greg Adams presented the item.


**MOTION:** *Approve the renewal of our endpoint anti-virus solution for \$12,754.80 from account 001-14-44067.*

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

7.2) **ACTION ITEM: Purchase of 2 new printers**

**Department:** Information Technology

[Cover Page](#) 


[tetoncountym2040.pdf](#) 

**MOTION:** *Approve and sign the order form for a new printer for the County Manager and one for the County Coroner, for the total cost of \$944.80 that will come from account 001-14-80200.*

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

7.3) **Copier Maintenance Contract**

**Department:** Information Technology

[Cover Page](#) 


[tetoncountygma.pdf](#) 


**MOTION:** *Approve and sign the contract for the maintenance and support for our copier/printer fleet.*

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

7.4) **ACTION ITEM: IT Equipment Ecycle**

**Department:** Information Technology

[Cover Page](#) 

[IT equipment invo. For disposal - Feb 2024.pdf](#) 

**MOTION:** *Approve the IT department to Ecycle the equipment on the attached spreadsheet that has reached the end of it's useful life.*

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

7.5) **ACTION ITEM: IT Interns for Next Semester**

**Department:** Information Technology

[Cover Page](#)

[Kevin Collins Payroll Form - Revised 10-14-2021-IT Intern.pdf](#)

[Jaren Payroll Form - Revised 10-14-2021-IT Intern.pdf](#)

**MOTION:** *Approve the IT department to proceed to offer paid internships at the rate of \$10.00 per hour for 360 hours each to Kevin Collins and Jaren Moore, from April 22nd to July 24th 2024.*

<p><b>RESULT:</b> ADOPTED [Unanimous]  <b>MOVER:</b> Michael Whitfield    <b>SECONDER:</b> Bob Heneage  <b>AYES</b>    Bob Heneage, Michael Whitfield  <b>NAYES</b>    None  <b>ABSTAIN</b>None</p>
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7.6) **ACTION ITEM: Motorola Milestone Acceptance for the Victor Public Safety Communications Project**

**Department:** Emergency Management

[Cover Page](#)

Mr. Adams presented the item.

[Design Review Acceptance Certificate 07212022.pdf](#)

[Pages from Signed Contract.pdf](#)

[Teton Equipment List.pdf](#)

[Teton System Description and Design.pdf](#)

**MOTION:** *Approve Greg Adams to sign the four milestone acceptance documents for the Victor Public Safety Communications project.*

<p><b>RESULT:</b> ADOPTED [Unanimous]  <b>MOVER:</b> Michael Whitfield    <b>SECONDER:</b> Bob Heneage  <b>AYES</b>    Bob Heneage, Michael Whitfield  <b>NAYES</b>    None  <b>ABSTAIN</b>None</p>
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7.7) **ACTION ITEM: BRIC Grant Match Commitment Letter**

**Department:** Emergency Management

[Cover Page](#)

[BOCC Match Commitment Letter - 2023 BRIC Fox Creek.pdf](#)

**MOTION:** *Approve and sign the BRIC grant match commitment letter for up to \$216,843.75 of match should the grant be awarded as revised.*

<p><b>RESULT:</b> ADOPTED [Unanimous]  <b>MOVER:</b> Bob Heneage    <b>SECONDER:</b> Michael Whitfield  <b>AYES</b>    Bob Heneage, Michael Whitfield  <b>NAYES</b>    None  <b>ABSTAIN</b>None</p>
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This grant application has been approved. Mr. Adams is looking for a letter to approve a match up to \$216,843. The grant will be to replace several culverts in the Fox Creek drainage to reduce the chance of flooding.

7.8) **IT/EM Monthly Report**

**Department:** Information Technology


[Cover Page](#)

Mr. Adams presented his report. The County will be transitioning to a new firewall in the coming month. The Board had no questions.

8) PUBLIC WORKS


8.1) PUBLIC WORKS REPORT


Department: Public Works

Cover Page 

Public Works Director Darryl Johnson presented his report.  
Solid Waste Supervisor Dann O'Donnell presented his annual report. The Board asked about the status of the sorting pad. Mr. O'Donnell reported that he has hired two sorting laborers and diverted 16% of material in the first month. He is hoping to improve those numbers by adjusting the operations.  
Road & Bridge - Valview Rd is in poor shape. Mr. Johnson reported that there is not a lot that can be done until spring.  
Hoopes Road - Mr. Johnson is proposing plowing the interior road of River Rim to access the affected homeowner.  
Road Levy - Mr. Johnson recommended putting the two year special road levy on the May Primary election ballot. The Board would like to increase the amount to \$1.3 million to account for inflation.  
Weeds Superintendent Mark Paglierani presented his annual report. Mr. Paglierani is recommending contracting with Tree People for help with spraying as an alternative to hiring a Weed Tech.

FY2023 Annual Report Final.pdf 


EECBG Award Ltr 1.25.2024.pdf 


IEEC Block Grant Application Proposal 12.29.2023.pdf 

BOCC End of Year Report 2023.docx 

8.2) ACTION ITEM: Fuel Farm Console Replacement & Annex Fuel Tank

Department: Public Works

Cover Page 

Fuel Console.pdf 


Annex Fuel Tank.pdf 

**MOTION:** Approve replacing the existing fuel farm console and purchase of a new Annex 20,000 gallon diesel tank from Leonard Petroleum Equipment for \$106,980.30. Purchase to be paid from Road & Bridge FY2024 budget line items 202-00-43005 & 202-00-80500.

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

8.3) ACTION ITEM: WEEDS UTV TRADE IN & PURCHASE

Department: Public Works

Cover Page 

Weeds UTV Purchase AL.pdf 


**MOTION:** Approve the trade-in of Weeds department existing 2016 UTV and purchase of a 2023 Polaris UTV from Switchback Motorsports for \$13,585.59 to be paid from 227-00-80200

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

<b>NAYES</b> None <b>ABSTAIN</b> None
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8.4) **ACTION ITEM: Buxton Improvements; Letter of Authorization**

**Department:** Public Works


Cover Page 

Authorization Form.pdf 


**MOTION:** *Approve signing a letter of authorization with JRW Architects allowing them to submit applications related to the Buxton development project on behalf of Teton County.*

<b>RESULT:</b> ADOPTED [Unanimous] <b>MOVER:</b> Bob Heneage <b>SECONDER:</b> Michael Whitfield <b>AYES</b> Bob Heneage, Michael Whitfield <b>NAYES</b> None <b>ABSTAIN</b> None
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8.5) **ACTION ITEM: W6600S FINDINGS OF FACTS AND CONCLUSIONS OF LAW AND ORDER**

Cover Page 

The Board commented that in the draft of the Conclusions of Findings of Facts that the County granted an easement #136702 to the Walters in 2000 which would indicate that the road had never been granted County road status at that time. An easement would not have been necessary if the road had County road status at that time. The Board also noted that the document mistakenly identifies Hwy 33 as being on the east side of the Bratrud property.


2023-12-11 W6600S Findings of fact AI (1).pdf 


**MOTION:** *Having concluded that the right-of-way known as "W6600S" was not created as a public road or right-of-way, I move to approve the Findings of Fact and Conclusions of Law and Order as revised.*


<b>RESULT:</b> ADOPTED [Unanimous] <b>MOVER:</b> Bob Heneage <b>SECONDER:</b> Michael Whitfield <b>AYES</b> Bob Heneage, Michael Whitfield <b>NAYES</b> None <b>ABSTAIN</b> None
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8.6) **ACTION ITEM: Personal Property Silent Auction**

**Department:** Public Works

Cover Page 

20240122\_151004.jpg 

20240122\_151037.jpg 

20240205\_103546.jpg 


**MOTION:** *Approve selling vault door and chain link partitioning no longer needed at the Annex through a silent auction in accordance with state statute 31-808.*

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

9.1) **ACTION ITEM: LETTER FROM BOARD OF COUNTY COMMISSIONERS TO NONPROFITS REGARDING FUNDING REQUESTS FOR FISCAL YEAR 2025**

**Department:** Operations

[Cover Page](#) 

The Board made a few revisions to the letter.

[Requests\\_for\\_Funding.docx](#) 


[2023\\_07\\_17\\_TVN\\_Article.pdf](#) 

**MOTION:** *Approve letter for non-profits regarding funding requests from Teton County in fiscal year 2025 as revised.*

<p><b>RESULT:</b> ADOPTED [Unanimous]  <b>MOVER:</b> Michael Whitfield    <b>SECONDER:</b> Bob Heneage  <b>AYES</b>    Bob Heneage, Michael Whitfield  <b>NAYES</b>    None  <b>ABSTAIN</b>None</p>
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9.2) **Executive Session 74-206(1)(f) Legal**

**Department:** Operations

[Cover Page](#) 


**MOTION:** *Go into executive session per Idaho Code 74-206(1)(f) Legal.*

<p><b>RESULT:</b> ADOPTED [Unanimous]  <b>MOVER:</b> Michael Whitfield    <b>SECONDER:</b> Bob Heneage  <b>AYES</b>    Bob Heneage, Michael Whitfield  <b>NAYES</b>    None  <b>ABSTAIN</b>None</p>
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Roll call vote.

9.3) **Action Item: Northern Lights Subdivision Preliminary Plat Application Request for Reconsideration**


**Department:** Operations


[Cover Page](#) 


The Board has been informed by legal counsel that due the timing of the takings analysis, the request was timely.


[REGULATORY TAKINGS ANALYSIS LETTER - Northern Lights Subdivision \(12.4.23\).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](#) 

[Teton County Mail - Takings Analysis for Northern Lights Subdivision \(confirmation of receipt\).pdf](#) 

[Teton County Mail - Takings Analysis for Northern Lights Subdivision.pdf](#) 

[Letter to Teton County re Northern Lights\\_mediation request\\_10.23.23.pdf](#) 

**MOTION:** *With the advice of legal counsel, I move to reconsider the Northern Lights Subdivision Preliminary Plat Application Request for Reconsideration to consider the request as timely and to consider applicant arguments for reconsideration on its merits at the next regular meeting of the Board of County Commissioners on February 26, 2024, at a time to be determined.*

<p><b>RESULT:</b> ADOPTED [Unanimous]  <b>MOVER:</b> Michael Whitfield    <b>SECONDER:</b> Bob Heneage  <b>AYES</b>    Bob Heneage, Michael Whitfield  <b>NAYES</b>    None  <b>ABSTAIN</b>None</p>
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**9.4) REPORT: COMMISSIONERS' REPORTS****Department:** Operations**Commissioner Whitfield Committee Report:**

Jan. 25: Waterways and Recreation Advisory Committee, discussion of Teton River Plan development, IDPR grants.

Jan. 26: Eastern Idaho Regional Solid Waste District. Revised loan with Department of Agriculture, terms.

Jan. 29: Wildlife Advisory Committee. Review of potential recommendations for Land Development Plan amendments to clarify wildlife conservation direction.

Feb. 7: Meeting with Library Staff and Congressman Simpson staffer Charlene Rosenlund.

Feb. 8: Idaho Department of Fish and Game Regional Director and Planning Administrator, discussion of how to gain Department review of development proposals.

**Commissioner Heneage Committee Report:**


January 31st Attended open house for Teton Aquatics. Asked questions regarding funding and did not receive very clear answers.

Feb 8 Eastern Idaho Public Health. Discussed the FY25 budget and legislative review.


Feb 8 Driggs Area of Impact Open House


Feb 9 Buxton Project meeting with JRW Architects, the Public Works Director, IT/EM Director Greg Adams. The project is on budget thus far. The Buxton site needs to be master planned prior to building the next building, a storage facility for the Grooming District.


Feb 9 Probation Meeting with Tiffany Hicks and Madison Probation Director Kirk Mace to work out a contract for temporary probation work.

[Cover Page](#) 


**10) CLERK****10.1) Action Item: FY24 First Quarter Financial Report and Budget Adjustment Resolution****Department:** Clerk


[Cover Page](#) 

[Quarterly Pooled Cash Report.pdf](#) 

[12.31.2023 Revenue Summary.pdf](#) 

[12.31.2023 Expense Summary Report.pdf](#) 

[12.31.2023 Revenue Detail Report.pdf](#) 

[Contingency Fund Expenditures for FY24.pdf](#) 

[FY24 Resolution 2024-0212 First Quarter Budget Adjustments.pdf](#) 

**MOTION:** *Approve the 1st Quarter Budget Adjustment Resolution 2024-0212 as presented.*

**RESULT:** ADOPTED [Unanimous]

**MOVER:** Bob Heneage      **SECONDER:** Michael Whitfield

**AYES**     Bob Heneage, Michael Whitfield


**NAYES**    None

**ABSTAIN** None

The Clerk reported that expenses and revenue were tracking as expected. Her office is working on fine tuning the reports in the new financial software and hopes to present them at the next quarterly report.

**10.2) Action Item: FY24 Computer Arts Recording Module Contract****Department:** Clerk

[Cover Page](#) 

[Teton 3.0.pdf](#) 


**MOTION:** *Approve the Harris contract for the recording software as revised. It includes three months of "read-only" for the financial software.*


<p><b>RESULT:</b> ADOPTED [Unanimous]  <b>MOVER:</b> Michael Whitfield    <b>SECONDER:</b> Bob Heneage  <b>AYES</b>    Bob Heneage, Michael Whitfield  <b>NAYES</b>    None  <b>ABSTAIN</b>None</p>
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Change Governing Law to Teton County.


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


**Department:** Clerk

[Cover Page](#) 

[Draft 12.11.2023 Regular.pdf](#) 

[Draft 1.8.2024 Regular.pdf](#) 

[Draft 1.22.2024 Regular.pdf](#) 

[Draft 10.23.2023 Regular.pdf](#) 


**MOTION:** *Approve the Regular Meeting minutes of 10/23/2023, 12/11/2023, 1/8/2024, and 1/22/2024 as revised.*


<p><b>RESULT:</b> ADOPTED [Unanimous]  <b>MOVER:</b> Bob Heneage    <b>SECONDER:</b> Michael Whitfield  <b>AYES</b>    Bob Heneage, Michael Whitfield  <b>NAYES</b>    None  <b>ABSTAIN</b>None</p>
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**10.4) Action Item: Special Meeting Minutes**


**Department:** Clerk

[Cover Page](#) 

[Draft 9.12.2023 Special.pdf](#) 

[Draft 10.16.2023 Special.pdf](#) 

[Draft 10.17.2023 Special.pdf](#) 

[Draft 12.7.2023 Special.pdf](#) 

**MOTION:** *Approve the Special Meeting Minutes of 9/12/2023, 10/16/2023, 10/17/2023, and 12/7/2023 as revised.*

<p><b>RESULT:</b> ADOPTED [Unanimous]  <b>MOVER:</b> Bob Heneage    <b>SECONDER:</b> Michael Whitfield  <b>AYES</b>    Bob Heneage, Michael Whitfield  <b>NAYES</b>    None  <b>ABSTAIN</b>None</p>
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**11) PLANNING AND ZONING**

**11.1) 1:00 PM - PUBLIC HEARING: Teton Springs - Jones - Modification to a Plat Major**

**Department:** Planning & Zoning

[Cover Page](#) 

Planning Administrator Jade Krueger presented the staff report for the Teton Springs-Jones Major Plat Modification.

The applicants were present to answer questions. The Board had no questions.

Public comment was opened at 1:08 PM.  
No one present wished to speak.  
Public comment was closed at 1:09 PM.

The Board had no further deliberation.

[Teton Springs\\_Major Plat Amendment for Jones\\_BoCC\\_Staff Report\\_02.12.24.pdf](#)

[A. Application\\_8.24.2023.pdf](#)

[B. Narrative\\_8.24.2023.pdf](#)

[C. HOA Letter.pdf](#)

[D. Amended Plat\\_Updated.pdf](#)

[E. Property Deed.pdf](#)

[F. Trust Documentation.pdf](#)

[G. Previous Plat Amendment\\_Recorded.pdf](#)

[H. As builts for water.pdf](#)

[I. Public Work Review.pdf](#)

[J. Quitclaim Deed\\_11.16.2023.pdf](#)

[K. Trail Creek Irrigation Teton County Mail - Fwd\\_7 Rammell Road - Lala and Christopher Jones.pdf](#)

**MOTION:** *Having concluded that the Criteria for Approval of a Major Plat Modification found in LDC 4-E have been met, I move to approve of the application for an Amendment to Teton Springs Golf & Casting Club, Block 5, Lot 4A as described in the application materials submitted August 24, 2023 and as supplemented with additional applicant information attached to this staff report, along with the following condition, the signature block on the plat shall be revised to show the Planning and Zoning Chair.*

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

**11.2) 1:15 PM - PUBLIC HEARING: Stallion Springs Subdivision Preliminary Plat Hearing**

**Department:** Planning & Zoning

[Cover Page](#)

Ms. Krueger presented the staff report for the Stallion Springs Preliminary Plat.

Sharon Woolstenhulme, representing the applicant, addressed the suggested conditions of approval. Plat note #14 will be corrected and plat note #18 will be removed. There will be only one residence per lot. Fencing will be wildlife friendly and restricted to the building envelope. The Board asked if the applicant was willing to shrink the size of the building envelope. Mr. Price preferred to keep the building envelopes as drawn.

Public comment was opened at 1:38 PM.  
No one present wished to speak.  
Public comment was closed at 1:38 PM.

Board deliberation. The Board discussed requesting smaller envelopes. The applicant asked if shifting the building envelopes north out of the wooded area would be sufficient?

[Stallion Springs Subdivision\\_ BoCC Preliminary Staff Report\\_02.12.24.pdf](#)

[A. Application\\_5.3.2023.pdf](#)

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

[C. Improvement Plans.pdf](#)

[D. Cost Estimate.pdf](#)

[E. Development Agreement.pdf](#)

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

[G. EIPH Approval Letter.pdf](#)

[H. Pence, Jay - FS, ID\\_ Stallion Springs Review Teton County Mail - Agency Notifications.pdf](#)

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

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

[K. Price Trust Documentation.pdf](#)

[L. Public Comments\\_Updated.pdf](#)

[M. NRA.pdf](#)

[N. Narrative for NRA.pdf](#)

**MOTION:** *Having concluded that the Criteria for Approval of a Preliminary Plat found in Title 9-3-2-B have been satisfied, I move to APPROVE the Preliminary Plat for Stallion Springs Subdivision as described in the application materials submitted May 3, 2023 and additional materials attached to the staff report, with the following conditions of approval: 1. The plat should be updated as follows: a. Reference the Hillside Overlay (Plat Note: 3) b. Plat note 14 is inaccurate c. Plat note 18 is inaccurate – no fire suppression is required for a two-lot subdivision 2. Address public works comments: a. Improvement Plan needs to include utilities to the subdivision. The cost estimate does reference utilities. 3. Firewise construction on both lots should be required because of the Wildfire Hazard Overlay (see comments from the USFS on proximity to National Forest). 4. Record an access road maintenance agreement with adjacent landowners prior to the final plat and provide a plat note and CC&R note to reflect this agreement. 5) Adjust the building envelopes to ensure that there is no development within the forested hillside area.*

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

**11.3) 1:30 PM (POSTPONED) PUBLIC HEARING: Trestles Subdivision Preliminary Plat Hearing POSTPONED**

**Department:** Planning & Zoning

[Cover Page](#)

**11.4) 2:00 PM (POSTPONED) PUBLIC HEARING: Wildflower Rural Reserve PUD Preliminary Plat Hearing POSTPONED**

**Department:** Planning & Zoning

[Cover Page](#)

**11.5) ACTION ITEM: Haden Hollow Subdivision Minor Plat Amendment (CONTINUED):**

**Department:** Planning & Zoning

[Cover Page](#)

Ms. Krueger presented the staff report for Haden Hollow Minor Plat Amendment. The Board asked if there was an option to revisit the layout of the plat. Ms. Krueger clarified that this application was just to resurrect a noncompliant development agreement. Kyle Skala, the applicant, was present to answer questions. He restated that this was just resurrecting an old subdivision.

[Haden Hollow\\_Minor Plat Amendment Staff Report 012224 \(Continued\).pdf](#)

[A. Haden Hollow Minor Plat Amendment Application\\_11.10.2023.pdf](#)

[B. 20230925 Amended Development Agreement\\_TRLotHoldco - TCPA comments 2.8.24.pdf](#)

[C. Haden Hollow Minor Plat Amendment\\_Fire Protection Agreement\\_11.10.2023.pdf](#)

[D. Haden Hollow Minor Plat Amendment\\_Cost Estimate\\_11.10.2023.pdf](#)

[E. Haden Hollow Minor Plat\\_Amendment Amended Master Plan\\_11.10.2023.pdf](#)

[F. Notice of Noncompliance.pdf](#)

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

[H. Original Plat.pdf](#)

**MOTION:** *Having found that the proposed plat amendment for the Haden Hollow Subdivision complies with the requirements of the Teton County Land Development Code 4-14-D (6) based on the findings prepared in the staff report, I move to approve the application submitted on November 10, 2023 with the following conditions of approval:*

- 1. Provide financial surety of 125% of the cost estimate at time of recording the amended development agreement.*
- 2. The fire suppression agreement with Reserve at Badger Creek be fully executed and recorded before recording the plat.*
- 3. The amended plat included as an attachment be technically reviewed before mylars printed.*

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

12)     **ADJOURNMENT**

\_\_\_\_\_  
 Cindy Riegel, Chairperson

ATTEST: \_\_\_\_\_  
 County Clerk or Deputy