




## 2) **Chairman Business**

### Discussion of October 10, 2023 Minutes.

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P&Z Minutes 10.10.2023.pdf 

Mr. Watters discussed the October 10th Minutes that were approved and were missing the original conditions for approval made during the discussion. He wanted to know how to change that problem. Ms. Krueger suggested amending the Minutes for the permanent record and they could be adopted again, as amended, in a future meeting. The Commission agreed to amend the Minutes when they are ready.

## 3) **Administrator Business**

Ms. Krueger commented to the Commission that the office has been very busy keeping subdivision applications moving and the pre-apps for new applications as well as the AOI work with all three cities. She also noted the Code Compliance Officer has resigned and asked the Commission to recommend anyone they think may be a good candidate.

## 4) **Action Items**

4.1) **5:00 PM - ACTION ITEM: Daft Scenic Corridor Review. Eric Daft is requesting approval for a Scenic Corridor review of a new workshop on a 1.20-acre parcel. Eighty percent of the property is within the Scenic Corridor Overlay. The proposed new building is surrounded by existing berms and 300 mature trees planted by the applicant 20 years ago screening the structure from HWY 33. The applicant has provided images showing the intended design and materials for the workshop.**

**LEGAL DESCRIPTION: LOT 7 TWIN SPRUCE SUB #II SEC 14 T4N R45E; RP00118000070**

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Ms. Krueger reviewed the Daft application to build a shop within the Scenic Corridor at the rear of his property. She reviewed the setbacks and the existing structures on the property as well as the berms in place that will screen the new building.

Mr. Watters pointed out that the building would not be visible from Hwy 33 and was pleased that one of the proposed changes to the LDC was to make the Scenic Corridor application an administrative application.

Mr. Eric Daft, applicant, had nothing to add.

Commission Deliberation:

The Commission had no issues with the application.

[Daft Scenic Corridor Staff Report\\_4.9.2024.pdf](#)

A) [Daft Scenic Corridor\\_Application\\_2.8.2024\\_Redacted.pdf](#)

B) [Daft Scenic Corridor\\_Narrative Landscape & Site Plan 2.8.2024.pdf](#)

C) [Daft Scenic Corridor\\_Bldg Plan\\_2.8.2024.pdf](#)

D) [Daft Scenic Corridor\\_Bldg Colors\\_2.8.2024.pdf](#)

E) [Daft Scenic Corridor\\_Current Deed.pdf](#)

**MOTION:** *Having found that the proposed development for Eric Daft is consistent with the LDC Chapter 5-5, I move to approve the Scenic Corridor Permit with the conditions listed in the staff report.*

**RESULTADOPTED** [Unanimous]

**MOVER:** James Weber      **SECONDER:** Wyatt Penfold

**AYES** Lindsey Love, Tim Watters, Wyatt Penfold, Wade Kaufman, James Weber, Tyler Wertenbruch

**ABSTAIN:** None

None

- 4.2) **5:05 PM - ACTION ITEMS: Redtail 1604 Telemark Trail Scenic Corridor Review. Scott Burnside is requesting approval for a Scenic Corridor review of a new residence located at 1604 Telemark Trail in the Driggs AOI. The parcel is located in the Redtail PUD platted in 2007. The property is fully within the Scenic Corridor Overlay and the landscaping plan shows an existing berm and existing trees on the property, screening the structures from Ski Hill Rd.**

**LEGAL DESCRIPTION: RP003150000180 - LOT 18 REDTAIL PUD SEC 19 & 30 T5N R46E**

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Ms. Krueger reviewed the location of the application in the subdivision along with the setbacks and building height and noted that Redtail PUD has circular envelopes that are the property lines for each individual parcel and somewhat restrict the ability to move the home back farther from the road. She noted that it does not meet the required setbacks from Ski Hill Road but felt the existing landscaping would sufficiently cover the proposed structure and the applicant is proposing additional landscaping. She then reviewed the suggested conditions of approval.

The applicant was not present.

COMMISSION DELIBERATION:

The Commission had no issues with the application.

[1604 Telemark Trail\\_Scenic Corridor\\_Staff Report PZC\\_04.09.24.pdf](#)

A) Application\_Redacted.pdf

B) Warranty Deed\_Redacted.pdf

C) Plat & Plans.pdf

D) Letter of Authorization\_Redacted.pdf

E) Landscaping Plans.pdf

F) GEC Application\_Redacted.pdf

G) LLC Paperwork\_Redacted.pdf

**MOTION:** *Having found that the proposed development for Scott Burnside at 1604 Telemark Trail is consistent with the LDC Chapter 5-5, I move to approve the Scenic Corridor Permit with the conditions of approval listed in the staff report.*

**RESOLUTION ADOPTED [Unanimous]**  
**MOVER:** Tyler Wertenbruch      **SECONDER:** James Weber  
**AYES:** Lindsey Love, Tim Watters, Wyatt Penfold, Wade Kaufman, James Weber, Tyler Wertenbruch  
**NAYES:** None  
**ABSTAIN:** None

4.3) **5:10 PM - ACTION ITEM: Redtail 1777 Telemark Scenic Corridor Review. Scott Burnside is requesting approval for a Scenic Corridor review of a new residence located at 1777 Telemark Trail in the Driggs AOI. The parcel is located in the Redtail PUD platted in 2007. The property is fully within the Scenic Corridor Overlay and the landscaping plan shows an existing berm and existing trees on the property, screening the structures from Ski Hill Rd.**

**LEGAL DESCRIPTION: RP003150000240 - LOT 24 REDTAIL PUD SEC 19 & 30 T5N R46E**

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Ms. Krueger reviewed the 2nd Scenic Corridor application in Redtail Subdivision and talked about the location and setbacks as well as the landscape plan provided and existing landscaping.

The applicant was not present.

Commission Deliberation:

The Commission had no issue with the application.

1777 Telemark Trail\_Scenic Corridor\_Staff Report PZC\_04.09.24.pdf

A) Application\_Redacted.pdf

B) GEC Application\_Redacted.pdf

C) [Letter of Authorization\\_Redacted.pdf](#)

D) [Landscape Plan.pdf](#)

E) [Warranty Deed\\_Redacted.pdf](#)

F) [Plat & Plans.pdf](#)

G) [LLC Paperwork\\_Redacted.pdf](#)

**MOTION:** *Having found that the proposed development for Scott Burnside is consistent with the LDC Chapter 5-5, I move to approve the Scenic Corridor Permit with the conditions of approval listed in the staff report.*

**RESULTADOPTED** [Unanimous]  
**MOVER:** Wyatt Penfold     **SECONDER:** James Weber  
**AYES** Lindsey Love, Tim Watters, Wyatt Penfold, Wade Kaufman, James  
**NAYES** Weber, Tyler Wertenbruch  
**ABSTAIN** None  
 None

- 4.4) **5:15 PM - ACTION ITEM: Redtail 2657 Telemark Trail. : Scott Burnside is requesting approval for a Scenic Corridor review of a new residence located at 2657 Telemark Trail in the Driggs AOI. The parcel is located in the Redtail PUD platted in 2007. The property is fully within the Scenic Corridor Overlay and the landscaping plan shows an existing berm and existing trees on the property, screening the structures from Ski Hill Rd.**

**LEGAL DESCRIPTION: RP003150000520 - LOT 52 REDTAIL PUD SEC 19 & 30 T5N R46E**

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Ms Krueger reviewed the 3rd Scenic Corridor application in Redtail PUD and noted that this lot does not have a platted building envelope but has other site constraints such as floodplain and wetlands and the lot size is only .79 acres. She reviewed the landscape plan, height and conditions of approval.

The applicant was not present.

Commission Deliberation:

The Commission had no issues with the application.

[2657 Telemark Trail\\_Scenic Corridor\\_Staff Report PZC\\_04.09.24.pdf](#)

A) [Application\\_Redacted.pdf](#)

B) [Warranty Deed\\_Redacted.pdf](#)

C) [Landscaping Plan.pdf](#)

D) GEC Application\_Redacted.pdf

E) Letter of Authorization\_Redacted.pdf

F) Plat & Site Plan.pdf

G) Stamped Plans.pdf

H) LLC Paperwork\_Redacted.pdf

**MOTION:** *Having found that the proposed development for Scott Burnside is consistent with the LDC Chapter 5-5, I move to approve the Scenic Corridor Permit with the conditions of approval listed in the staff report.*

**RESULTADOPTED** [Unanimous]  
**MOVER:** Wyatt Penfold      **SECONDER:** James Weber  
**AYES** Lindsey Love, Tim Watters, Wyatt Penfold, Wade Kaufman, James  
**NAYES** Weber, Tyler Wertenbruch  
**ABSTAIN** None  
 None

- 4.5) **5:20 PM DISCUSSION ITEM: City of Driggs AOI Discussion: Teton County will discuss the Driggs AOI with Driggs' Planning Administrator. Topics of discussion include the AOI boundary, potential AOI zonings districts, the new AOI code, and plans to be adopted in the AOI. This is a discussion item. No action will be taken until public hearings are scheduled.**

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Ms. Krueger explained the process the AOI changes go through to get to adoption and the timing. Mr. Kaufman asked about the lines drawn that exclude Ee-Dah-How subdivision and the newly vacated Teton Peaks subdivision but does include the distillery that does not have city services. The subdivision next door, Ruby Sky, is included and does not have city services but is in the AOI. He also questioned the area along Teton Creek that included the Mumm property rather than going straight north.

Mr. Watters asked about the time frame for rezoning parcels that are no longer in the AOI for the City of Driggs. Ms. Krueger commented that the property that comes out of the AOI should be rezoned at the same time. He suggested getting the input from the City of Driggs on those areas in case of future annexation potential. Ms. Krueger commented that a good portion of the proposed 2.5 acre zones are properties that are already developed.

Mr. Weber asked about the new legislation that requires the AOI not be larger than 2 miles from the city center. Ms. Krueger looked at the proposed legislation again and it reads 2 miles from the city limits rather than the center.

Mr. Watters wanted to see what the design standards would be for things like paved roads and sidewalks. Ms. Watters also wanted to know the County's position on requiring hookup to city services if they want to develop in the

AOI. Mr. Wertenbruch was concerned about requiring development in the AOI to comply with city design standards if they are not able to connect to city services because they haven't been extending that far yet.

The Commission wanted to have another work session on the AOI prior to the next meeting when the City will present their plan. Ms. Krueger suggested a work session on possibly Tuesday May 7th. Mr. Watters commented he would not be in town for that date.


Mr. Kaufman suggested meeting at 4:00 PM to discuss the subject prior to the regular meeting at 5:00 PM. Ms. Krueger stated she would be available for that and the Commission present stated they would be able to come in at 4:00 PM rather than 5:00 PM.


[24.04.09 - County P&Z AOI Work session memo.pdf](#) 

[Current Zoning.png](#) 

[Draft AOI Code.pdf](#) 

[Draft AOI Map.pdf](#) 

[Driggs PZC Staff Report\\_March Public Hearing.pdf](#) 

[S1403\\_AOI Legislation.pdf](#) 

- 4.6) **6:15 PM PUBLIC HEARING: Back Forty Concept Application: Taylor Cook, on behalf of HCRK LLC, has submitted a proposed 5 lot subdivision located in the Victor Area of Impact. The parcel is zoned AOI 2.5 and the proposed lot sizes all average 8 acres or more. There is a fire pond located on the southern border of the parcel that we intend to use for fire suppression and properly permit if required as part of this application.**

**Legal Description: RP04N45E355400; NW4SW4 SEC 35 T4N R45E**

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Ms. Kaufman recused himself due to a conflict of interest.

Ms. Krueger reviewed the application for a 5 lot subdivision on 40 acres with proposed lots of approximately 8 acres. She discussed the fire suppression proposed, the recommendations from Public Works for interior subdivision access road, the lack of overlays and the recommended conditions of approval. She also discussed the information required prior to Preliminary application submittal.

Mr. Taylor Cook with Nelson Engineering, representing the applicant, commented he had nothing new to add but provided some background on the existing fire pond that was built by the adjoining parcels that also want to develop in the future because they were all purchased by a group of friends. He did asked about the stub road requirement and Ms. Krueger commented that is common practice with the cities for AOI development.

PUBLIC COMMENT:


Ms. Marlene Griffin, resident in Aspen Lake Subdivision, commented she was concerned with the increase in traffic reducing the ability to get onto Hwy 33 in a timely fashion. She was concerned what will be proposed next by the adjacent property owned by friends.

COMMISSION DELIBERATION:

Mr. Watters pointed out the comments from the City of Victor requesting city standards be applied but Ms. Krueger confirmed the County cannot require that based on the current AOI agreement.


The Commission had no other issues with the application.

[Back Forty Concept Plan Staff Report\\_04.09.24.pdf](#) 

A) [Pre-Application\\_Redacted.pdf](#) 

B) [Application\\_Redacted.pdf](#) 


C) [Concept Plat.pdf](#) 


D) [Narrative.pdf](#) 


E) [Letter of Authorization\\_Redacted.pdf](#) 

F) [LLC paperwork\\_Redacted.pdf](#) 

G) [Soils Report.pdf](#) 

H) [Title Insurance.pdf](#) 

I) [City of Victor Letter.pdf](#) 

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

**MOTION:** *Having concluded that the Criteria for Approval of a Subdivision Concept Plan found in LDC (LDC 4-1) can be satisfied with the inclusion of the following conditions of approval as stated in the staff report: Conditions 1, 2, 3, 5, 6, 7, 8, 9, and 10, I move to APPROVE the Concept Plan for Back Forty Subdivision as described in the application materials submitted February 2, 2024 and as updated with additional applicant information attached to this staff report .*

**RESULTADOPTED** [Unanimous]  
**MOVER** James Weber      **SECONDER:** Wyatt Penfold  
**AYES** Lindsey Love, Tim Watters, Wyatt Penfold, James Weber, Tyler Wertchen  
**NAYES** Wertchen  
**ABSTAIN** None  
None

5) **Adjourn**

**MOTION:** *Adjourned at 7:00 PM.*

**RESULT** ~~ADOPTED~~ [Unanimous]  
**MOVER** Tyler Wertenbruch      **SECONDER:** Wyatt Penfold  
**AYES** Lindsey Love, Tim Watters, Wyatt Penfold, Wade Kaufman, James Weber,  
**NAYES** Tyler Wertenbruch  
**ABSTAIN** None  
None

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

