



TETON COUNTY
PLANNING & ZONING COMMISSION
MINUTES | JUNE 13, 2023

1st Floor Meeting Room

150 Courthouse Dr, Driggs, ID 83422

4:45 PM

LOCATION: 150 Courthouse Dr, Driggs, ID 83422 **1st Floor**
Meeting Room

Commissioners Present:

- Tim Watters
- Wyatt Penfold
- James Weber
- Tyler Wertenbruch

Staff Present:

- Jade Krueger
- Claire Lazes
- Sharon Fox

- 1) **Meeting Call to Order**
- 2) **Approval of Minutes for May 9, 2023.**
 - 2.1) **May 9, 2023 Minutes**

[P&Z Minutes 05.09.2023.doc](#)

MOTION: *Approve Minutes.*

RESULTS: **ADOPTED** [Unanimous]
MOVER: Tyler Wertenbruch **SECONDER:** Wyatt Penfold
AYES: Tim Watters, Wyatt Penfold, Wade Kaufman, James Weber, Tyler Wertenbruch

placement of a main residence located at 1931 Mount Davidson Drive in Targhee Ranch Subdivision Div 2. The property is fully within the Scenic Corridor Overlay and the landscaping plan shows vegetation including aspen and evergreen trees as well as a well-kept lawn and native grass.

LEGAL DESCRIPTION: RP000710000070 LOT 7 TARGHEE RANCH DIV II SEC 19 T5N R46E

Dall Scenic Corridor Review Staff Report PZC 6.13.23.pdf

Ms. Lazes reviewed the Scenic Corridor application for a single family residence in Targhee Ranch Subdivision on Ski Hill Road.

Mr. Dall was present on Zoom to speak about his application and answer questions.

Commission Deliberation:

The Commission had no issues with this application.

A) Application.pdf

B) Site Plan and Landscaping Plan.pdf

C) House Plans.pdf

D) Exterior Building Picture.pdf

E) Affidavit.pdf

F) Deed.pdf

MOTION: *Having found that the proposed development for Brent and Claudia Dall is consistent with the LDC Chapter 5-5, I move to approve the Scenic Corridor Permit as written in the staff report.*

RESULADOPTED [Unanimous]
MOVER: James Weber **SECONDER:** Wyatt Penfold
AYES Tim Watters, Wyatt Penfold, James Weber, Tyler Wertenbruch

5.3) 5:30 PM - Moose Hollow Estates Subdivision Preliminary Plat Hearing: Kelly Lark, represented by A-W Engineering, is proposing an 8 lot residential subdivision on 20.12 acres of vacant land currently used for agricultural purposes. The lots are 2.5 acres each and will meet the County zoning size requirement. The project is located in the Victor Area of City Impact. The Concept Subdivision met the requirements to be administratively reviewed. The City of Victor P&Z Commission reviewed this project and issued a letter with comments that should be considered for this proposal.


RESULTADOPTED [Unanimous]

MOVER Wyatt Penfold **SECONDER:** James Weber

AYES Tim Watters, Wyatt Penfold, James Weber, Tyler Wertenbruch

- 5.4) **5:45 PM - J&G Peacock Ranch Subdivision Preliminary Plat Hearing: The Jerry Peacock Family Trust, represented by Harmony Design & Engineering has submitted an application for a 5 lot subdivision on 20.69 acres located at 1665 Reunion Road off E 4000 N. The zoning is A/RR 2.5 and has a Wetlands & Waterways overlay as well as floodplain. Additionally, the 2023 updated NRO determined the property to have Big Game Migration Corridors and Seasonal Range. Each of the proposed lots are over 3 acres.**

Legal Description: RP05N46E070755; TAX #7350 SEC 7 T5N R46E

J&G Peacock Preliminary Plat_Staff Report 061323_Rev 6.7.23.pdf 

Ms. Krueger reviewed the application for a 5 lot subdivision on 20.69 acres located off of E 4000 N.

Ms. Jen Zung with Harmony Design, representing the applicant, discussed the fire pond agreement, building envelopes being added, and the NP study results.


Mr. Steven Zollinger, representing the applicant, commented it is a family division based on family requests and they are not ready to build on this site. He did not want to put in the interior road until someone is ready to build on one of the parcels.

Public Comment:


There was no public comment.


Commission Deliberation:

The Commission had issues with not completing the road until a Peacock decides to build a home. Ms. Krueger felt whether or not it will be a family owned subdivision the County subdivision laws require completion of road improvements before recording the Final Plat, which has a time restriction.

A. Application.pdf 


B. Narrative.pdf 

C. Preliminary Plat.pdf 

D. Current Property Deed.pdf 

E. Improvement Plans.pdf 

F. Cost Estimate.pdf 

G. EIPH Approval Letter.pdf 

Ms. Krueger reviewed the application for a 10 lot subdivision on a 25 acre parcel located on Hwy 33 & 7000 S in the Victor AOI.


Mr. Taylor Cook with Nelson Engineering, representing the applicant, commented they have reached out to Trail Creek Irrigation but they have not yet finalized the irrigation plans. He had no issues with adding a landscaping plan and stated they plan on addressing ITD comments but have not yet submitted their comments.

Public Comments:


There were no public comments.

Commission Deliberation:

The Commission had no issues with the application.

A. Application.pdf 

B. Narrative.pdf 

C. Preliminary Plat.pdf 

D. Improvements Plan.pdf 

E. Development Agreement.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 

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 recommend APPROVAL of the Preliminary Plat for Greystone Subdivision as described in the application materials submitted August 29, 2022 and additional information attached to the staff report with the additional condition that the applicant receive an approval letter from Trail Creek Irrigation Co.*

RESULTADOPTED [Unanimous]

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

AYES: Tim Watters, Wyatt Penfold, James Weber, Tyler Wertenbruch

- A) [Prelim Application.pdf](#)
- B) [Prelim Narrative.pdf](#)
- C) [Drafted CC&Rs.pdf](#)
- D) [Preliminary Plat \(2\).pdf](#)
- E) [Development Agreement.pdf](#)
- F) [Fire Marshal Review.pdf](#)
- G) [EIPH Prelim Approval.pdf](#)
- H) [Revised TIS.pdf](#)
- I) [Road Analysis.pdf](#)
- J) [Cost Estimate.pdf](#)
- K) [Engineer Review.pdf](#)
- L) [Public Comments.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 recommend APPROVAL of the Preliminary Plat for Northern Lights Subdivision as described in the application materials submitted on March 10, 2023, and additional information attached to the staff report with the addition of the following condition: 1) The Public Works Director take a second look at the TIS and road concerns for additional routes and road improvements to Hwy 33 prior to BoCC.*

RESULTADOPTED [Unanimous]
MOVER: Tyler Wertenbruch **SECONDER:** Wyatt Penfold
AYES: Tim Watters, Wyatt Penfold, James Weber, Tyler Wertenbruch

5.7) **6:30 PM - Krask Ranch Subdivision Concept Hearing – Continued Deliberation from May 9, 2023: Cecilia Mansk-Krask, represented by Curt Behle, has applied for a 15-lot subdivision located on N 1000 E, just north of the City of Driggs. The property is 39.35 acres zoned A/RR 2.5. The proposal is next to several existing subdivisions, some 5-acre lots, and a PUD with much smaller lots. When the application was submitted, it did not have overlays. However, the 2023 updated NRO determined the property to have Big Game Migration Corridors and Seasonal Range.**

Legal Description: RP05N46E183000; TAX #3324 SEC 18 T5N R46E

[Krask Concept Continued Deliberation Staff Report 6.13.23 PZC.pdf](#)

MOTION: *Having concluded that the Criteria for Approval of a Subdivision Concept Plan found in Title 9-3-2(B-4) can be satisfied with the inclusion of the conditions listed in the staff report and the following condition: 1) Letter from Grand Teton Canal Co; I move to APPROVE the Concept Plan for Krask Ranch Subdivision as described in the application materials submitted July 14, 2022, and as updated with additional applicant information attached to this staff report.*

RESULTADOPTED [Unanimous]
MOVER Tyler Wertenbruch **SECONDER:** Wyatt Penfold
AYES Tim Watters, Wyatt Penfold, James Weber, Tyler Wertenbruch

6) **Adjourn**

MOTION: *Move to adjourn at 7:45 PM.*

RESULTADOPTED [Unanimous]
MOVER Tyler Wertenbruch **SECONDER:** Wyatt Penfold
AYES Tim Watters, Wyatt Penfold, James Weber, Tyler Wertenbruch

Cindy Riegel, Chairperson
ATTEST: _____
County Clerk or Deputy