



TETON COUNTY
PLANNING & ZONING COMMISSION
MINUTES | AUGUST 8, 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
 Rebecca Nolan
 Wade Kaufman
 James Weber
 Tyler Wertenbruch

Staff Present:

Jade Krueger
 Claire Lazes
 Sharon Fox

- 1) **Approval of Minutes**
- 2) **Chairman Business.**

There was no Chairman business.

- 3) **Administrator Business**

Ms. Krueger announced the hiring of a Code Enforcement officer, Jared Powell, and the tasks he will be working on. She also discussed proposed code updates and announced that the Wendorff application has been postponed until September 12th due to a noticing error.

[D. Natural Resource Analysis.pdf](#)

[E. Development Agreement.pdf](#)

[F. CCRs.pdf](#)

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

[H. Public Works Comments.pdf](#)

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

[J. Public Comment.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 Boundless Sky Subdivision as described in the application materials submitted on May 4, 2023, and additional information attached to the staff report.*

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

- 4.2) **Scenic Corridor Review. Burnside Scenic Corridor. Scott Burnside is requesting approval for a Scenic Corridor review placement of 3 main residences located at 1404 Telemark Trl, 2697 Telemark Trl, and 938 Couloir Ct in Driggs. All parcels are located in Redtail PUD platted in 2007. The properties are fully within the Scenic Corridor Overlay and the landscaping plan shows an existing berm and existing trees on each property screening the structures from Ski Hill Rd.**

LEGAL DESCRIPTION: RP003150000130 LOT 13 REDTAIL PUD SEC 19 & 30 T5N R46E

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Ms. Lazes reviewed the Scenic Corridor application for residences in Redtail PUD which is on Ski Hill Road and already has extensive landscaping berms in place. A height limit is in place and the applicant is working with that restriction.

The applicant was available for questions on Zoom.

Commission Deliberation:

The Commission had no issues with the application.

[Scott Burnside Scenic Corridor Staff Report PZC.pdf](#)

[A\) Applications.pdf](#)

Mr. Corey Milligan, adjacent neighbor, commented he was confused that the notice was for 5 lots and now it is 2 lots so he was not opposed since he learned about the change.

Mr. Scott Taylor, adjacent property owner, commented he appreciated the changed to two lots but was concerned about the historic building that abuts the property being next to residences.

Applicant Rebuttal:


Mrs. Woolstenhulme commented the barn is not on the applicant's property.


Commission Deliberation:


The Commission had no issues with the application.

Stallion Springs Subdivision Preliminary Plat_080823.pdf 

A. Application_5.3.2023.pdf 

B. Preliminary Plat.pdf 


C. Improvement Plans.pdf 

D. Cost Estimate.pdf 

E. Development Agreement.pdf 


F. CCRs.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 (1).pdf 

L. Public Comments (1).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 Stallion Springs Subdivision as described in the application materials submitted May 3, 2023 and additional information attached to the staff report with the conditions of approval 1 - 3 in the staff report.*

RESULTADOPTED [Unanimous]

MOVER: James Weber **SECONDER:** Rebecca Nolan

and 4 lots that are 12 acres. The property has split zoning with approximately 14.4 acres within the Agriculture 20 zone, and the remaining 82 acres are within the Agricultural Rural Residential 2.5 zone. The Western portions of the property are located within the priority wetland and song bird overlays.

Legal Description: RP04N45E157204; TAX #5691 SEC 15 T4N R45E

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Ms. Lazes reviewed the application for a 16 lot subdivision located on 96 acres.

Mr. Travis Bush, applicant, commented he is tearing down the existing sheds and removing an existing residence.


Public Comment:

There was no public comment.


Commission Deliberation:

Mr. Watters was concerned with the NP study being done in November, which is one of the driest month of the year. He suggested some restrictions on leach field locations.

Harlan Ranch Subdivision Prelim PZC Staff Report.pdf 


A) Application.pdf 

B) Narrative.pdf 


C) Preliminary Plat.pdf 

D) Improvment Plans.pdf 


E) CC&Rs.pdf 

F) Natural Resource Analysis.pdf 


G) Nutrient Pathogen Study.pdf 

H) Traffic Impact Study.pdf 

I) DEQ Letter.pdf 

J) EIPH Approval.pdf 

K) Soil Report.pdf 

L) Cost Estimate.pdf 

M) NP Review Documents.pdf 

C) Site Plan.pdf

D) EIPH Approval.pdf

E) Public Works Comments.pdf

F) Photos.pdf

G) Fire Marshal Review.pdf

H) Pence, Jay - FS, ID_Wendorff_Teton County Mail - August 8, 2023, Teton County Planning & Zoning Hearing Agency Notifications.pdf

I) Public Comments (1).pdf

- 4.7) **6:20 PM PUBLIC HEARING: Hidden Oaks Concept Subdivision Concept Hearing: Hidden Oaks is a proposed 64 lot subdivision with 59 residential lots with a minimum lot size of 2.5 acres and 5 lots of open space. The location is approximately 1.0 miles southwest of Tetonia and south of W 6000 North in Teton County, Idaho. The site consists of one 50-acre parcel, one 40-acre parcel, one 267.54-acre parcel, one 6.69-acre parcel, and one 5.51-acre parcel comprising 369.74 acres. All but the 50-acre parcel fall within the impact area of the City of Tetonia. The site is located in a big game migration corridor, Natural Resource Overlay, as well as the songbird/raptor breeding and wintering habitat. Priority Wetland Habitat-NWI and FEMA Special Flood Hazard Areas (SFHA) are also mapped on the site. The site is zoned A/RR 2.5 / Tetonia AOI.**

Legal Description: RP06N45E310010; NE4NE4 TAX #608 SEC 31 T6N R45E, RP06N45E323000; NW4NW4 SEC 32 T6N R45E, RP06N45E322500; SW4, E2NW4, SW4NW4 LESS TAX #2288-#2290; TAX #2289 SEC 32 T6N R45E, RP06N45E322451; TAX #2288 & #2289 SEC 32 T6N R45E

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Ms. Krueger reviewed the application for 64 lots on 267 acres.

Mr. Brent Crowther with Civilize Engineering, representing the applicant, commented the applicant fully understands that there are studies that will need to be completed before finalizing the lot configuration.

Mr. Cleve Booker, representing the applicant, commented the road was built to accommodate the removal of the hay bales but it may be redesigned based on the subdivision requirements. He stated the applicant wants to hear the public comments and the staff comments, and they will be requesting a continuation to make changes to the application.

Public Comment:

Mrs. Julie Shindler, spoke in a neutral position.

the Concept Plan for Hidden Oaks Subdivision as described in the application materials submitted July 31, 2022 and as supplemented with additional applicant information attached to this staff report. The following could be done to obtain approval:

- 1. *Because of objective 1, 2 & 5 not be achieved.*
- 1 - *Not conforming with Comp plan*
- 2. *No clear access*
- 5. *Unclear information on floodplain issues.*

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

5) **Adjourn**

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

 Cindy Riegel, Chairperson

ATTEST: _____
 County Clerk or Deputy