

**Teton County Idaho Commissioners' Meeting Agenda**  
**Monday January 25, 2016 9:00 am**  
150 Courthouse Drive, Driggs, ID – 1<sup>st</sup> Floor Meeting Room

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**9:00 Meeting Called to Order** – Bill Leake, Chair  
*Amendments to Agenda*

**9:00 AMBULANCE SERVICE DISTRICT**

1. Fire District's Ambulance Services Proposal (*discussion will continue on Jan. 26 at 9:00 am*)

**9:30 OPEN MIC** (*if no speakers, go to next agenda items*)

**10:00 SHERIFF** – Tony Liford

1. Staffing Issues

**PUBLIC WORKS** – Darryl Johnson

1. Solid Waste – Saul Varela, Supervisor
2. Road & Bridge – Clay Smith, Supervisor
  - a. Grader Lease/Purchase
3. Engineering
  - a. Title 13: Street Naming Ordinance
  - b. Felt Gravel Pit Reclamation
  - c. Badger Creek Crossing Monitoring Reports
  - d. TVTAP Proposed Pathway
  - e. ID Parks & Rec Grant Writing Update
4. Facilities

**PLANNING AND BUILDING** – Jason Boal

1. Building Update
2. Parcel Counts
3. Recreational Planner
4. Affordable Housing Authority

**1:00 Centennial Eagle Dedication Ceremony**

**2:00 FY 2015 Audit, Brad Reed, Rudd & Co.**

**ADMINISTRATIVE BUSINESS** (*will be dealt with as time permits*)

1. Approve Available Minutes
2. Other Business
  - a. Certificate of Residency
  - b. Resolution 2016-0125 Ordering a Special Road & Bridge Levy Election
  - c. Fees for Remote Terminal Access
  - d. BoCC Priorities
  - e. Realtors' Request to Meet Regarding Lot Splits
  - f. Solid Waste Fee
  - g. Independence Day Collaboration with City of Driggs
  - h. Polling Place Accessibility Grant
3. Committee Reports
4. Claims
5. Executive Session as needed per IC74-206(1)

**ADJOURNMENT**

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**Upcoming Meetings**

Jan 26 9:00 am Work Session  
Feb 2-4 IAC Midwinter Conference, Boise  
Feb 8 9:00 am Regular BoCC Meeting

Feb 22 9:00 am Regular BoCC Meeting  
March 14 9:00 am Regular BoCC Meeting  
March 14 6:30 pm Town Hall Meeting



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**FROM:** Planning and Building Administrator  
**TO:** Board of County Commissioners  
**RE:** Planning & Building Department Update  
**MEETING:** January 25, 2016

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\*Designates items where BoCC action is needed

**\*Building Update:**

Teton County Building Department would like to add an additional permit/fee to the Fee schedule. The fee would be for the setting of a “Detached Pre-Manufactured Accessory Structures (Not pre-built)”. The fee for his setting permit would be- \$40.00. To add this fee it does require a public hearing.

See attached Memo.

\*The BoCC will need to set a date for the public hearing to adjust the fee schedule, if this is a fee you would like to adopt.

**Parcel Counts:**

After last meeting, several attempts have been made to gather counts regarding the number of parcels that were created in the time period from 1999-2010 and may have issues with how they were created. Here is a brief summary:

From GIS- Parcels that are under the minimum lot size: A-20: 324 parcels

A-2.5: 312 parcels

*Please note that these numbers would include lots that were legally created prior to Teton County adopting a zoning code and excludes parcels not created through a legal process that currently meet the minimum lot size*

From the Clerk-

January 1, 1990 through December 31, 2009 & Split, or Division, or Break, or Adjustment.

Tried to weed out anything in within all City limits.

The results are about 295 surveys.

*Please note that these numbers would include boundary line adjustments and excludes parcels that were transferred without a deed.*

I am still waiting to hear back to see if we can determine how many RP lots were created each year from 1999 to 2010 through the AS400 system.

**Recreational Planner:**

This position is currently being advertised until February 5, 2016.

**\*Affordable Housing Authority:**

See attached memo for summary of staff's (Driggs, Victor and Teton County) preferred steps forward.

At this point the pressing question is: Can the existing Teton County Affordable Housing Authority be "revived" or reinstated?

In consulting with Kathy Spitzer the answer to that question is yes, it can be. (If the BoCC decided that Affordable Housing was more of a city issue, and did not want to be as involved, the BoCC could "Terminate" the housing authority and let the cities take the lead for the creation of the Housing Authority.)

If the BoCC's desire is to reinstate the existing Housing Authority, I would recommend the next steps:

1. Request letters of support/participation from each of the cities in Teton County. Have them clarify their intentions of support with in-kind staff time, to consider cash contributions in FY17, and any other contributions they are willing to make.
2. Once we are clear on the intentions and support of the cities, draft a resolution to increase the number of commissioners on the Housing Authority from 5 to 7. In this resolution also include language such as:  
*The Board of County Commissioners, in appointing commissioners to serve on the Housing Authority, shall endeavor to achieve an effective mix of relevant experience in areas such as Finance, Real Estate Development, Public Services, Social Services, and Major Employers, along with representation from Teton County's three incorporated cities.*

Language such as this will help provide clear direction to the types of candidates the BoCC would like to serve on the Housing Authority.

Also, clarify the terms for the commissioners as identified in Idaho State Statute in the resolution. This was not done in the original resolution.

3. The BoCC would then identify seven (7) candidates to serve on the Housing Authority, and fill the seven seats.
4. The BoCC would direct the Housing Authority to:
  - a. Develop MOU's with each of the cities, as well as other interested entities (large employers, the school district, fire district, etc.) for support and coordination.
  - b. Develop a 5 year action Plan. (I would anticipate support from the cities and the counties provided through the MOU's could/would be conditioned on the development and implementation of the Action Plan.

\*If the BoCC feels comfortable moving forward with this proposed plan, I would recommend the BoCC make a motion requesting the letters of intent from the cities.



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**FROM:** Teton County Building Department  
**TO:** Public  
**RE:** Detached Pre-Manufactured Accessory Structures (Not pre-built)  
**DATE:** January 6, 2016

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Teton County Code (Title 6), Idaho State Code (39-41..) and the International Building Code, allow Teton County to require the issuance of a building permit before any structure may be constructed, moved, installed or enlarged.

Section 104.1 of the 2012 IBC describes the duties of the building official as: *The building official is hereby authorized and directed to enforce the provisions of this code. The building official shall have the authority to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures shall be in compliance with the intent and purpose of this code. Such policies and procedures shall not have the effect of waiving requirements specifically provided for in this code.*

**To this effect, Teton County hereby clarifies the installation of “Detached Pre-Manufactured Accessory Structures (Not pre-built)” or storage containers with the following policy.**

The use and installation of metal storage containers, commonly known as Conex boxes, or sea-containers, is proliferating throughout the County. Although the installation of these containers may be described as temporary, the containers are often in place for months, or years, at a time, and often used in place of more permanent structures.

These structures are often installed without review or inspection for what could be serious health and safety concerns, such as floodplains, setbacks or even necessary egress. The purpose of this policy is to clearly identify the permitting requirements for these structures, and ensure the safe use and installation of the structures.

1. Building permits will not be required for metal storage containers installed in the County for seven (7) days or less. A Building Permit (in the form of a Tier 3 Setting Permit) shall be required for all metal storage containers that are on a property for more than eight (8) days.
2. The building permit shall only be issued if the proposed structure meets all applicable codes (including, but not limited to: setbacks, floodplain permitting, anchoring, etc).
3. Containers may only be used for storage. They shall not be used as living space, rented out or as workspace.
4. The size limitation on these structure is 400 square feet and/or 10' walls



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**FROM:** Teton County Planning & Building Administrator- Jason Boal  
City of Driggs Community Development Director- Doug Self  
City of Victor Planning & Zoning Administrator- Brittany Skelton

**TO:** Teton County Council of Governments

**RE:** Affordable Housing Steps Forward

**MEETING:** January 21, 2015

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In the last few months, there have been numerous conversations about Affordable Housing with many groups and individuals. Community Development & Planning staff from Driggs, Victor, and Teton County would like to have the opportunity to discuss the issue with the elected officials in Teton Valley and identify a unified approach moving forward.

**Where we are:**

I would like to first summarize some of the key “inputs” of this issue that have been presented/discussed over the last 10 years.

1. Housing Needs Assessment, 3/23/2007 (BBC Research & Consulting) -  
**What can the County do to address housing needs?**  
In the Recommendations section of the report, we suggest specific actions we believe the County and cities within the County should implement to address existing and future housing needs.
  - Action Item No. 1: Acquire and make land available for workforce housing development.
  - Action Item No. 2: Form a public housing authority at the County level.
  - Action Item No. 3: Incentivize developers to create workforce housing.
  - Action Item No. 4: Promote existing buyer resources and homebuyer counseling services.
2. Housing Needs Assessment, 9/29/2014 (Rees Consulting/WSW Associates/Frontier Forward/RRC Associates) - *This is taken from the larger region Housing Needs Assessment that was part of the Teton View Regional Plan for Sustainable Development.*

The following strategies are recommended to ensure that workforce housing is developed as a complement to community policies and aspirational values and is consistent with economic development, community character, environmental and quality of life goals.

9. Re-Establish a Housing Authority
10. Encourage Accessory Units
11. Enact Fee Waivers or Reduction for Affordable Housing units
12. Develop Entry Level Homeownership Opportunities
13. Work with Habitat for Humanity
14. Pursue Self Help Housing
15. Develop Apartments
16. Adopt Model Development Code
17. Create a Housing Rehabilitation/Weatherization Program
18. Concentrate Affordable Housing in Appropriate, Sustainable Areas

3. Comprehensive Plan- A Vision and Framework 2012-2030, Teton County ID-

<b>Economic Development:</b>		Pg. 6-14
<b>Where are we now?</b>	<b>Where do we want to go?</b>	<b>Tools</b>
Challenges to provide housing opportunities that match wages	Housing that can be attained by Teton Valley workers	Affordable/ Workforce Housing Program

<b>Economic Development:</b>		Pg. 6-15
<b>Key Actions</b>	<b>Participants</b>	<b>Timing</b>
Evaluate the need for affordable/workforce housing.	County Planning Teton County Housing Authority Commission	Within 2 years.

4. Comprehensive Plan- City of Driggs 2007-2020

**OBJECTIVE:** Provide a range of housing options that are affordable, safe and attractive.

**ACTIONS:**

- Participate with Teton County, Victor and Tetonia in the creation of a Housing Needs Assessment and Community Housing Plan;
- Adopt and help implement the Community Housing Plan;
- Amend the zoning ordinance to permit a wider variety of housing types;
- Amend the zoning ordinance to allow mixed-use and live-work development;
- Integrate affordable housing units spatially and aesthetically into the community;
- Enforce building codes;
- Revise the multi-family zoning standards and regulations to increase the options for density and housing types and to define the appropriate locations for each type of project so that existing neighborhoods are not adversely impacted from high density developments;
- Adopt design standards for multi-family developments;

5. Comprehensive Plan- City of Victor (Amended 2015)

Chapter 2

**HOUSING TRENDS**

Housing has become an issue in some part of the City as the availability of affordable housing for agricultural and service industry workers has been limited.

Chapter 14

**GOALS AND POLICIES**

Encourage an adequate number of housing units at price ranges affordable to the region's households and a variety in housing location.

- Policy No. 1: Encourage opportunities for a diversity of housing choices.
- Policy No. 2: Encourage development of high-quality housing that is safe, sanitary, attractive and affordable.
- Policy No. 3: Support the development and maintenance of affordable housing throughout the community. Support existing and new partnerships that encourage and provide for affordable housing as appropriate.
- Policy No. 4: Encourage the development of housing for those with special needs including but not limited to the elderly, mentally ill and disabled.
- Policy No. 5: Allow accessory-dwellings in appropriate areas throughout the City, subject to design standards, to encourage additional housing opportunities.
- Policy No. 6: Encourage upper-story housing in commercial area.
- Policy No. 7: Consider medium and high residential densities in areas where infill and redevelopment are encouraged.
- Policy No. 8: Consider a variety of residential densities in new neighborhoods.

- Policy No. 9: Encourage the restoration and improvement of homes in historic neighborhoods and homesteads
- Policy No. 10: Permit multifamily housing development only in the areas where central water and sewer can be extended.
- Policy No. 11: Encourage more Affordable Housing and promote home ownership through self-help programs.
- Policy No. 12: Encourage singlewide mobile homes to locate in mobile home parks.
- Policy No. 13: Continue supporting programs that promote repair and maintenance of existing housing stock.

6. Comprehensive Plan, A Panoramic View, 2010 City of Teton

Goal 1. Plan for moderate, stable growth consistent with the city’s vision and fiscal capability.

Objective 1. Provide adequate regulation and standards to implement city and impact area land use.

- Review and restructure land use in the city and impact area.
- Amend the zoning ordinance to implement the Comprehensive Plan Land Use Map.
- Organize Teton’s subdivision, zoning
- Revise the planned unit development regulations to encourage clustered development, which preserves a development parcel’s desirable open space and environmental features; and to provide development incentives for such preservation and for the inclusion of affordable housing.

7. Comprehensive Plan, 2012 Teton County WY-

“Ensure a variety of workforce housing opportunities exist so that at least 65% of those employed locally also live locally.”- Policy 5.4A

*Comment- Teton County Wyoming is depending on other entities/locations to provide 35% of their workforce housing.*

8. Workforce Housing Plan, 2015 Jackson/Teton County WY-

Context

Workforce housing is not a new challenge to the valley; for more than 30 years, employers, the government, housing organizations, and the private sector have come up with creative ways to house our community’s workforce.

Currently, 62% of the workforce lives in nearly 1,500 restricted units and free market housing.

Priorities

The Housing Action Plan represents a cooperative effort of public and private housing providers to identify and monitor housing needs, evaluate costs and benefits of various housing tools, and establish the roles various housing providers will play in meeting the community’s housing goals.

1. Establish a joint Town of Jackson/Teton County housing program.
2. Produce and adopt an annually updated 5-year Housing Supply Program that specifies the amount, type, and location of housing production and preservation projects that will be publicly funded and whose implementation is the focus of the new Housing Director.
3. Hire a Housing Manager focused solely on managing and enforcing public housing restrictions and coordinating access to housing programs.
4. Secure dedicated funding for workforce housing production and preservation.
5. Update zoning to allow, incentivize, and require development of workforce housing.

Timeline

- Establish the joint Jackson/Teton County Housing Authority.
- Hire the Housing Director.
- Appoint the seats on the Joint Authority Board and Housing Supply Advisory Board.
- Identify the Housing Manager
- Identify potential land appropriate for housing development in accordance with the Comp Plan.
- Develop the initial 5-Year Housing Supply Plan as part of the FY16-17 Budget proposal.

- Hire key staff and/or contractors needed to operate the Housing Supply Division.
- Consider allowing ARUs in all Town and County zones with limits on size and/or density.
- Update zoning in appropriate Comprehensive Plan subareas to find locations for density.
- Revise parking requirements to facilitate additional density for housing.
- Provide a density bonus for the preservation and/or production of workforce housing.
- Implement an expedited approvals process for price-restricted housing projects.

### **Path forward**

In a memo from November, the Planning staff from the City of Driggs outlined their vision of steps forward in addressing the affordable housing issues here in Teton Valley. Teton County Staff and City of Victor staff have reviewed the memo and the steps outlined, and we are in agreement that this process will be the most efficient and effective in taking action towards solutions. Additional explanation (in blue) has been added to each point to better explain why we envision these steps in this order.

1. County, Driggs, Victor: Establish by resolution a Joint County-City-City (Driggs/Victor) Housing Authority, which has the following advantages/benefits (over city/county staff or consultant):

- A. More capable: the powers of a Housing Authority would not otherwise be available to a city or county (Idaho State Code 31-4204).

The following powers are available specific to a Housing Authority and not available to the County or City independently.

Idaho State Code 31-4204

- I. ...to make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the authority, including the power to contract with other housing authorities for services...  
*If we are to work with Teton County WY Housing Authority, this is a necessity.*
- II. ...to prepare, carry out, acquire, lease and operate housing projects; to provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof.  
*If we are to work towards acquiring land, a Housing Authority is necessary. Additionally, in the absence of a Housing Authority, opportunities to prepare, carry out, acquire, lease, and operate housing projects have already been lost and will likely continue to be lost. For example, Victor City Council recently broached the topic of affordable housing development on a 1 acre parcel of City-owned land in downtown Victor that is zoned for high density multi-family housing. It was quickly determined that the City alone does not have the staff capacity, in terms of time or expertise, to explore opportunities for affordable housing development on the site. As such, City council voted to place the parcel up for auction, in hopes that market rate housing would be constructed by a developer in the near term so at least the supply of rental housing could increase. The City of Victor has also been approached numerous times in the past 2 years by landowners and developers seeking incentives for affordable housing development that the City does not have the expertise to develop.*
- III. To arrange or contract for the furnishing by any person or agency, public or private, of services, privileges, works, or facilities for, or in connection with, a housing project or the occupants thereof...
- IV. To lease or rent any dwellings, houses, accommodations, lands, buildings, structures, or facilities embraced in any housing project and subject to the limitations contained in this chapter...
- V. To invest any funds held in reserves or sinking funds, or any funds not required for immediate disbursement...  
*A housing authority has different constraints on how to handle funds than what cities or counties have.*
- VI. To investigate into living, dwelling, and housing conditions and into the means and methods of improving such conditions; to determine where slum areas exist or where there is a shortage of adequate, safe, and sanitary dwelling accommodations for persons of low income...

*Teton County is looking to work toward eliminating substandard housing, not just providing affordable housing. The survey included in the 2014 Housing Needs Assessment found that 430 households in Teton County, ID reported their housing conditions as "fair" or "poor". Of those 430 households, 75% cited the need for energy efficiency upgrades (insulation, windows), 49% cited the need for repairs to heating, plumbing and electrical work, 22% cited having leaking or cracked roofs, and 9% cited the need for mold or asbestos abatement. Additionally, renters were nearly three times as likely as owners to indicate their housing is in fair or poor condition (23% compared to 8%). Astonishingly, 25 households reported not having adequate or safe running water. (HNA, Teton County, ID Chapter pg. 26)*

- VII. Acting through one (1) or more commissioners, or other person or persons designated by the authority, to conduct examinations and investigations and to hear testimony and take proof, under oath, at public or private hearings on any matter material for its information; to administer oaths, issue subpoenas requiring attendance of witnesses or the production of books and papers, and to issue commissions for the examination of witnesses who are outside of the state or unable to attend before the authority or excused from attendance; to make available, to appropriate agencies (including those charged with the duty of abating or requiring the correction of nuisances or like conditions, or of demolishing unsafe or insanitary structures within its area of operation), its findings and recommendations with regard to any building or property where conditions exist which are dangerous to the public health, morals, safety or welfare...
- VIII. To make, purchase, participate in, invest in, take assignments of, or otherwise acquire loans to persons of low income to enable them to acquire, construct, reconstruct, rehabilitate, improve, lease, or refinance their dwellings, and to take such security therefor as is deemed necessary and prudent by the authority.
- IX. To make, purchase, participate in, invest in, take assignments of, or otherwise acquire loans for the acquisition, construction, reconstruction, rehabilitation, improvement, leasing, or refinancing of land, buildings, or developments for housing for persons of low income. For purposes of this subsection, development shall include either land or buildings or both.

Idaho State Code 31-4223.

ADDITIONAL POWERS OF AUTHORITY -- LOANS, CONTRIBUTIONS, GRANTS AND ASSISTANCE FROM FEDERAL GOVERNMENT. In addition to the powers conferred upon an authority by other provisions of this act, an authority is empowered to borrow money or accept contributions, grants or other financial assistance from the federal government for or in aid of any housing project within its area of operation, to take over or lease or manage any housing project or undertaking constructed or owned by the federal government, and to these ends to comply with such conditions and to make such trust indentures, leases or agreements as may be necessary, convenient or desirable. It is the purpose and intent of this act to authorize every authority to do any and all things necessary or desirable to secure the financial aid or cooperation of the federal government in the undertaking, construction, maintenance or operation of any housing project by such authority.

*Large financial institutions (Wells Fargo, US Bank, etc) often have charitable foundations that provide housing and community development grants, as do regional and national non-profits and foundations with affordable housing development missions.*

***County Prosecuting Attorney's Opinion of 31-42XX***

*"...the housing authority is the "government function" - the vehicle through which those powers can be exercised. The BOCC does not have the authority to spend public money on acquiring property for low income accommodations. Under 4209 they do have the power to lend or donate money to the Authority. I think if they could do it themselves the code wouldn't provide for a Housing Authority at all."*

B. Broader representation and accountability:

- i. Cities would appoint a representative number of commissioners.

When the current Housing Authority was created, there were not stipulations about where the representatives are selected from (location or industry).

- ii. Cities would need to agree with termination of authority

C. Greater efficiency

- i. Leverage resources by using a volunteer board

As mentioned above (Idaho State Code 31-4204), the Housing Authority has additional powers to obtain, leverage, and utilize funds that cities/counties do not have.

D. Greater visibility for the community – an obvious one-stop shop for housing info

This point is key in the discussion. If a Housing Authority is created, they would have the sole responsibility of focusing their energy and resources on housing issues. Cities and Counties do not have the luxury of having one sole focus. Having this sole focus will allow them to position themselves in the community as the “single” entity for housing issues and information. For example, in addition to eventually developing and managing affordable housing, the Housing Authority could serve as a local site for Housing Counseling services (offering first time homebuyer education classes, providing resources to help homeowners avoid foreclosure, etc.), and could connect potential homeowners with state, federal, and non-profit down payment assistance programs or tax credit programs (such as the Idaho Housing Finance Agency’s \$2,000 mortgage interest tax credit program), and could also elect to be a local administer of the HUD-sanctioned Family Self-Sufficiency Program (aimed at helping low-income families reduce dependency on welfare assistance and rental subsidies).

2. County, Driggs, Victor: Provide interim staff support via existing planning staff of the three entities. County and city staff are already implementing many of the Housing Needs Assessment recommendations (code amendments, impact fee waivers, workforce housing overlay) and are connected to and assisting developers currently contemplating affordable/workforce housing units.

Staff from all three entities are deeply invested and connected to this issue. In the interim, it would be beneficial for the Housing Authority to work closely with staff to understand the efforts that are being made in each entity, and then work towards solidifying and expanding those efforts with Step #3.

3. Housing Authority: Create 5yr Action Plan

- A. Draw from recent assessments, studies, and forums
- B. Incorporate findings and recommendations from previous HA board
- C. Seek input and assistance from Teton County, Wyoming housing entities and area NGOs
- D. Involve developers
- E. Discuss potential funding amounts with county, cities, and private entities
  - i. Driggs/Victor – a portion of sales tax could be used.

As shown above, there has been significant effort in the past researching and studying this issue. In staff’s opinion, it would be best to let the Housing Authority review the past documents, studies, and efforts to better understand what should be included in an Action Plan. If they are the entity that will be implementing the plan, they should be the entity that develops the plan.

#### 4. All: Implement 5yr plan

##### **Summary:**

It is staff's opinion that the first step toward addressing this issue has been identified in the two (2) housing studies, and coincidentally is the first action item in the Jackson/Teton County WY Workforce Housing Action Plan- **Establish a Housing Authority**. This can be accomplished most quickly with Teton County "resurrecting" the former Housing Authority. It is suggested that Agreements between the Communities are entered into prior to the reestablishment of the old Housing Authority, or prior to the creation of a new Housing Authority in order to at least establish: 1) the expectations for the Housing Authority, 2) identify criteria for members of the Housing Authority, and 3) agree on how staff from the entities will be utilized. An Agreement between the Cities, County and Housing Authority is also suggested to condition financial and in-kind (staff, office, etc.) support on the County's and Municipalities' approval of the 5 yr plan.

The fear staff has with starting with another: "plan" is that: 1) there will definitely be a delay incurred (estimated at 1 year +), 2) the main recommendation from any new plan is nearly guaranteed to be "Establish a Housing Authority", and 3) there are organizing and educating efforts that can be taken immediately by the Housing Authority, which would aid those currently in need of affordable housing (e.g. through identification of existing programs) and result in a more robust/complete housing action plan.

Teton County, Idaho  
**Management's Discussion & Analysis**  
September 30, 2015

The following overview and analysis of Teton County's financial activities is intended to accompany and explain Teton County's financial statements for the fiscal year ended September 30, 2015.

### **FINANCIAL HIGHLIGHTS**

- The assets of Teton County exceeded its liabilities at the close of the most recent fiscal year by \$26,790,733. Of this amount, \$5,691,028 may be used to meet the county's ongoing obligations to citizens and creditors.
- The county's total net assets increased by \$1,931,649 during the most recent fiscal year.
- As of Sept. 30, 2015 Teton County's governmental funds reported combined ending fund balances of \$6,895,439, for a decrease of \$73,566 over the previous fiscal year. (A \$100,000 prior period adjustment was made to the combined fund balance reported for FY 2014.) \$2,813,141 of this amount is available for spending at the county's discretion.
- At the end of the current fiscal year, the unassigned General Fund balance was \$2,817,134, which equaled 58% of the fund's budget for the coming year. The restricted Road & Bridge Fund balance was \$446,585, which equaled 30% of the fund's budget for the coming year. The restricted Solid Waste Fund balance was \$955,061, which equaled 56% of the fund's budget for the coming year.
- Rehabilitation of the landfill cap was completed in September 2015.
- Teton County has a Net Pension Liability of \$1,364,885, which is being reported for the first time ever this year in compliance with new standards set by the Governmental Accounting Standards Board.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

This MD&A is an introduction to Teton County's basic financial statements, which include three components: (1) government-wide financial statements; (2) fund financial statements; and (3) notes to the financial statements.

**Government-wide Financial Statements).** The government-wide financial statements are designed to provide readers with a broad overview of Teton County's finances, in a manner similar to a private-sector business.

The government-wide *Statement of Net Position* (page13) presents information on all of Teton County's assets and liabilities. The difference between the two is reported as net assets. Over time, increases or decreases in net assets may indicate whether the financial position of Teton County is improving or deteriorating.

The government-wide *Statement of Activities* (page14) presents information showing how Teton County's net assets changed during the fiscal year. All changes in net assets are reported as soon as the

underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Therefore revenues and expenses may be reported in the Statement of Activities that will only affect cash flows in future fiscal years (e.g. uncollected taxes and earned but unused Paid Time Off).

This is the second year that the government-wide financial statements do not include information about Teton Valley Hospital, a former Component Unit of the county. Since December 31, 2013, the hospital facility and assets have been leased to Teton Valley Health Care, Inc., which is responsible for all hospital operations. See “Future Considerations” on pages 11-12 for more details.

**Fund Financial Statements.** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Teton County, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All funds of Teton County can be divided into two categories: (1) governmental funds; (2) agency (fiduciary) funds. Teton County maintains four major funds and 40 nonmajor funds.

*Governmental Fund* financial statements provide more detailed information about the various governmental activities reported as a combined total on the government-wide financial statements. Fund financial statements show the near-term inflows and outflows of spendable resources, and the year-end balances of spendable resources. This information helps evaluate a government’s liquidity and near-term financing requirements.

Because the governmental fund financial statements provide more detailed information than the government-wide financial statements, it is useful to compare the two sets of financial statements. The Governmental Fund Balance Sheet (*page 15*) and the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances (*page 17*) provide such comparisons and help readers understand the long-term impact of the government’s near-term financing decisions. Each report is followed by a Reconciliation document (*pages 16 & 18*) which is necessary because the funds are operated on a cash basis while the government-wide reports require accrual accounting.

The information on pages 15 and 17 includes specific data regarding the county’s four major funds (General, Road & Bridge, Solid Waste, Road Special) along with combined total data from all of the county’s nonmajor funds. Specific information about each nonmajor governmental fund is located in the Combining Balance Sheet and Combining Statement of Revenues, Expenditures and Changes in Fund Balances (*pages 49-66*).

Teton County adopts an annual appropriated budget for all governmental funds with annual expenses. A budgetary comparison statement has been provided for the county’s major funds, as required (*pages 43-46*).

*Agency (Fiduciary) Funds* are used to account for resources held for the benefit of parties outside the government. Agency funds are not reflected in the government-wide financial statement because the resources of those funds are not available to support Teton County’s own programs. The Statement of Fiduciary Net Assets for Agency Funds is found on page 19; detailed information about specific agency funds is found on pages 67-70.

**Notes to the Financial Statements.** The notes on pages 20-42 provide additional, detailed information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. Note #6 has been expanded significantly in compliance with GASB Statement No. 68, Accounting and Financial Reporting for Pensions.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. Table 1 illustrates the steady increase in Teton County net position during the past five years.

Table 1. Statement of Net Position for Governmental Activities

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
<b>ASSETS</b>					
Current assets (+Deferred Outflows of Resources)	7,219,651	8,644,054	9,250,932	7,937,890	9,590,977
Capital assets, <i>net of related debt &amp; depreciation</i>	16,633,457	16,163,240	19,545,941	21,954,103	23,896,683
<b>Total assets</b>	<b>\$23,853,108</b>	<b>\$24,807,294</b>	<b>\$28,796,873</b>	<b>\$29,891,993</b>	<b>\$33,487,660</b>
<b>LIABILITIES</b>					
Current liabilities	990,599	1,001,770	1,157,103	884,731	2,037,054
Non-current liabilities	3,169,212	2,796,709	2,701,598	2,540,126	2,380,918
Net Pension Liability					1,364,885
<b>Total liabilities</b>	<b>\$4,159,811</b>	<b>\$3,798,479</b>	<b>\$3,858,701</b>	<b>\$3,424,857</b>	<b>\$5,782,857</b>
<b>NET POSITION</b>					
Invested in capital assets, <i>net of related debt</i>	12,979,635	13,023,125	16,633,698	19,159,675	21,099,705
Restricted	2,648,500	3,218,657	4,208,640	3,769,596	3,063,887
Unrestricted	4,065,162	4,767,033	4,095,834	3,537,868	2,627,141
<b>TOTAL NET POSITION</b>	<b>\$19,693,297</b>	<b>\$21,008,815</b>	<b>\$24,938,172</b>	<b>\$26,467,139</b>	<b>\$26,790,733</b>

The significant 2013 increase in capital assets was largely due to the return of capital assets from Teton Valley Hospital to Teton County. The 2014 increase reflects construction of the Law Enforcement Center. The 2015 increase reflects the new Darby bridge, rehabilitation of the landfill cap and reconstruction of E5000S.

Two-thirds of Teton County's net assets are invested in capital assets (e.g. land, buildings, machinery and equipment), less depreciation and any related debt that is still outstanding. Teton County uses these capital assets to provide services for citizens and the assets are not available for future spending.

Table 2 provides a five-year history of revenue and expense information from the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances.

Table 2. Changes in Fund Balance

	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015
<b>REVENUES</b>					
Property Taxes	5,131,123	5,657,950	5,827,083	6,025,828	5,869,680
State liquor fund	76,002	75,351	79,086	85,931	96,725
State sales tax	396,807	426,378	454,498	474,329	503,674
State highway users fund	898,736	885,041	888,223	889,519	938,766
Other state revenues	270,002	159,122	280,845	240,549	164,318
Federal funds	106,638	200,622	354,586	1,345,701	493,155
Juvenile justice funds	78,266	57,759	43,608	43,761	39,530
Solid waste fees	1,172,173	1,341,564	1,322,087	1,379,560	1,967,148
Licenses, permits & other fees	798,690	943,186	1,130,366	835,488	908,534
Interest earned	30,207	22,587	21,015	16,061	46,147
Miscellaneous	1,012,265	1,059,409	962,079	888,626	1,131,931
Proceeds from financing sources & capital leases	545,284	0	198,330	254,410	311,575
<b>Total Revenues</b>	<b>\$10,516,193</b>	<b>\$10,828,969</b>	<b>\$11,561,806</b>	<b>12,479,763</b>	<b>12,471,183</b>
<b>EXPENDITURES</b>					
General & Administrative	4,503,836	4,783,154	4,882,797	5,372,490	4,759,077
Road & Bridge	1,432,978	1,616,561	1,705,891	1,694,314	1,377,002
Law enforcement	1,179,205	1,229,370	1,150,218	1,413,542	1,766,335
Solid waste	841,502	767,954	865,021	839,140	1,055,946
Bond payments	225,437	225,692	225,892	220,892	220,892
Capital lease payments	506,994	267,895	175,354	303,441	179,415
Capital improvements	1,114,075	478,587	2,136,802	3,420,077	3,186,082
<b>Total Expenditures</b>	<b>9,804,027</b>	<b>9,369,213</b>	<b>\$11,141,975</b>	<b>13,263,896</b>	<b>12,544,749</b>
Excess (Deficiency) of Revenues	712,166	1,459,756	\$419,831	-784,133	-73,566
Fund balance at beginning of year	5,161,389	5,773,555	7,233,311	7,653,142	6,969,005
Prior period adjustment	-100,000	0	0	0	0
<b>FUND BALANCE AT END OF YEAR</b>	<b>\$5,773,555</b>	<b>\$7,233,311</b>	<b>\$7,653,142</b>	<b>\$6,869,009</b>	<b>\$6,895,439</b>

The 2013 capital improvement expense reflects road construction projects and partial construction of the new law enforcement center. The 2014 capital improvement expense reflects construction of the law enforcement center, using funds carried over from 2013. The 2015 capital expense reflects road equipment and projects, plus rehabilitation of the landfill cap.

During the current year, revenues totaled \$12,471,183 (including capital leases) while expenses totaled \$12,544,749. Charts 1 and 2 illustrate the current year's revenue and expense information.

Chart 1. Government-wide Revenues (\$12,471,183) by Source for FY 2015

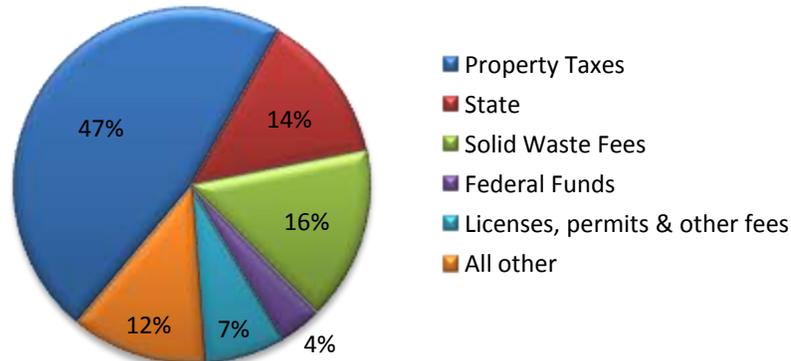
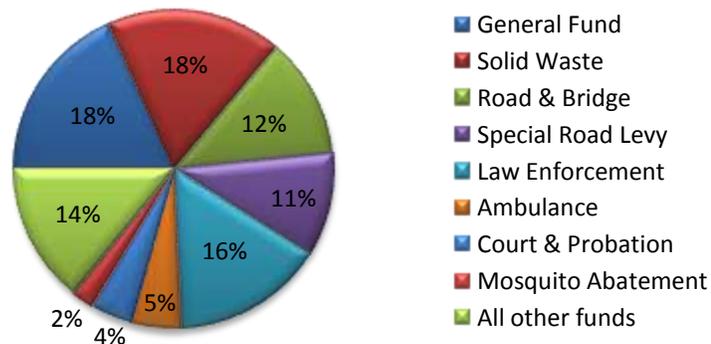


Chart 2. Government-wide Expenses (\$12,544,749) for FY 2015



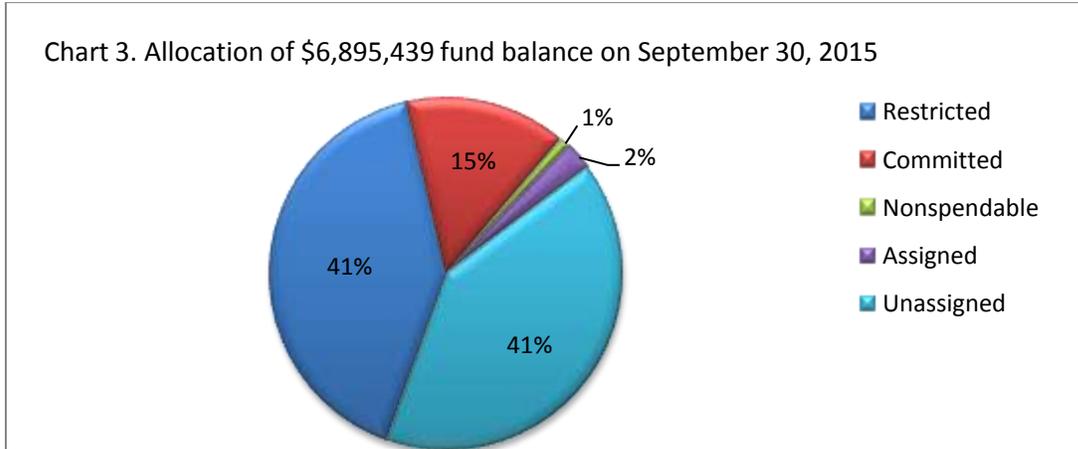
## FUND FINANCIAL ANALYSIS

As noted earlier, Teton County uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds.** Governmental fund information provides a useful measure of Teton County’s net resources available for spending at the end of the fiscal year. The Balance Sheet (*page 15*) shows the government-wide fund balances while Note #18 provides details about each fund balance.

At the end of the current fiscal year, Teton County’s governmental funds reported combined ending fund balances of \$6,895,439 with \$2,813,141 unassigned. This amount is available for spending at the County’s discretion. The remainder of the fund balance is not available for new spending because it is either: (1) held in trust as bonds for performance of development-related obligations and is nonspendable; (2) restricted for uses specified by state or local laws, voter initiative or granting entities; (3) committed to specific uses (County Commissioners may re-allocate these funds by unanimous

resolution); or (4) assigned to specific intended uses. Chart 3 illustrates the allocation of the county's current fund balance. More detailed information can be found on pages 40-41.



During the budgeting process, County Commissioners strive to maintain an unassigned fund balance equal to 25-33% of the next year's approved budget. This balance is necessary to provide sufficient liquidity and cash flow to enable governmental activities to continue into the new fiscal year prior to receipt of current year property taxes and other revenues. The Road & Bridge fund balance is sometimes maintained at a lower level because the first quarterly payment from the Highway Users Fund is received in October.

The General Fund is the chief operating fund of the County. At the end of the current fiscal year the unassigned General Fund balance was \$2,817,134, which represents 58% of total General Fund expenditures for the coming year.

### ORIGINAL, FINAL & ACTUAL BUDGET AMOUNTS

Teton County follows all state budget laws and deadlines while preparing the annual budget. After the budget is adopted, specific needs within specific funds may change and unanticipated revenues may become available. Therefore, during any fiscal year, the adopted budget may be modified by resolution of the Commissioners, followed by a public hearing and budget opening prior to September 30, as required by state law.

### CAPITAL ASSETS & LONG-TERM DEBT ACTIVITY

**Capital Assets.** Teton County's net investment in capital assets for its governmental activities as of September 30 is \$23,896,683.

Major capital asset events during the current fiscal year included the following:

- Rehabilitation of the landfill cap;
- Purchase of a 2014 road grader through a five-year capital lease;
- Construction of a new bridge across Darby Creek on 2000 East;
- Total reconstruction and paving of E5000S (Fox Creek Road); and
- Purchase of three new vehicles for use by Sheriff's deputies.

**Long-term debt.** Teton County currently maintains long-term debt in the amount of \$4,166,536. This amount includes a Net Pension Liability of \$1,364,885 and \$1,940,000 outstanding from the 20-year bond issued in November 2007 to fund construction of the solid waste transfer station. Teton County’s other capital lease obligations are itemized in Table 3. Additional information on Teton County’s long-term debt can be found in Notes 7-9.

Table 3. Capital Lease Payments

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2018	FY 2019
2011 Grader ( <i>Road &amp; Bridge</i> )	28,743	160,000	0	0	0	0
2011 Grader ( <i>Road &amp; Bridge</i> )	27,766	27,766	160,000	0	0	0
2013 Road Grader ( <i>Road &amp; Bridge</i> )	51,286	51,286	0	0	0	0
2014 Road Grader ( <i>Road &amp; Bridge</i> )	50,050	23,803	23,803	23,803	23,803	200,000
2014 Dump Truck ( <i>Road &amp; Bridge</i> )	41,476	41,476	41,476	1,087	0	0
<b>TOTAL LEASE PAYMENTS</b>	<b>\$199,321</b>	<b>\$304,331</b>	<b>\$225,279</b>	<b>\$24,890</b>	<b>\$23,803</b>	<b>\$200,000</b>

## CONCLUSION

**Current Status.** Teton County is financially healthy. The voter-approved supplemental road levy is paying for much-needed improvements to the county’s transportation system and hopefully will be renewed in May 2016. The landfill cap rehabilitation project has been successfully completed within budget and with full approval of the Department of Environmental Quality.

**Administrative Policies.** The County Commissioners have adopted various administrative policies in order to standardize and simplify county administrative tasks by providing clear, written guidelines. The policies are reviewed annually and updated as needed. These policies are intended to increase citizen confidence in county government, ensure that all applicable laws are followed, and prevent the misuse of public resources and funds. Many policies relate specifically to personnel and financial practices (e.g. Hiring New Employees, Appropriate Use of County Funds, Cash Receipts, Petty Cash, etc.). These policies are discussed during the annual employee meeting, with particular emphasis given to the Ethics and Safety policies. Every elected official, department head and employee is encouraged to read, understand and follow the policies.

**Economic Factors.** Teton Valley is a rural community nestled in the southern Greater Yellowstone Ecosystem. The history of the valley began with seasonal use by Native Americans, followed by white trappers and hunters, then homesteading settlers, and most recently, by settlers desiring the lifestyle and recreational opportunities available in Teton Valley. Teton County was created in January, 1915 and celebrated its Centennial with special events during 2015.

In 1920, Teton County’s population was 3,921. By 1960 the population had dwindled to 2,639 and local leaders sought a way to improve the economy. They led the effort to build a ski lift and other facilities on Fred’s Mountain in the Teton Range. Grand Targhee Resort opened for business in December, 1969 and continues to be the catalyst for much of the economic activity in Teton County. The valley’s proximity to Grand Teton and Yellowstone National Parks, and Jackson Hole, Wyoming also attracts tourists and second-home owners. Additionally, many residents have been able to relocate to Teton County due to technological improvements that enable them to work from home and live wherever they desire. By 2010, the valley held 10,170 residents and 36% of the county’s total personal

income came from non-labor sources such as retirement payments, investment dividends, social security and similar sources.

From 2000-2010, Teton County experienced its largest ever boom/bust cycle and its population grew from 5,999 to 10,170. Thousands of new subdivision lots were created and hundreds of spec homes were built. Property values increased dramatically from 2006-2008 and then declined dramatically before bottoming out in 2013. The county's net taxable value has slowly increased since then and is now is 7.5% higher than the 2013 low. Home prices are increasing more rapidly than the price for bare land, most likely due to the large number of vacant lots available. The increase in home prices has caused renewed concern about the lack of affordable housing.

Teton County remains a beautiful place with mountains, clean water, fresh air, abundant wildlife, a friendly, rural community and world class outdoor recreation opportunities. These lifestyle amenities, plus the job opportunities in nearby Jackson Hole, continue to attract and retain residents. During 2015, the county issued 57 building permits for new homes and school district enrollment increased by 44 new students.

### **Future Considerations.**

Landfill. In 2007 Teton County closed its landfill and began operating a solid waste transfer station. The closure involved "capping" the landfill with a thick layer of topsoil planted to native grasses. In 2010 leachate was discovered leaking from the landfill. After several years of study and negotiation, the landfill cap was successfully rehabilitated during the current fiscal year. The \$1.6 million repair project was funded by accumulated cash reserves, Federal PILT dollars and a one-year increase in the Solid Waste Fee. The cost of this project highlighted the insufficiency of the county's \$300,000 Solid Waste Self Assurance Fund, which should be increased even though it meets current DEQ standards. The county is obligated to monitor the landfill for 20 years post-closure and will need to complete additional remediation projects if future problems are identified.

Five County Juvenile Detention. In 2002 Teton County executed a Joint Powers Agreement with Madison, Fremont, Jefferson and Clark counties in order to provide and pay for the detention of juvenile offenders. That agreement was amended in 2009. Money was borrowed to build the Five County Juvenile Detention Facility and is being repaid in annual installments. Annual operating expenses are funded by the partner counties and by per diem payments received from state and Federal governments for the housing and treatment of their juvenile offenders. In 2009 and 2014, the loss of state/Federal juveniles and their accompanying payments resulted in budget crises which were resolved by reducing staff levels, increasing the amounts paid by partner counties and increasing efforts to find additional juveniles needing services. If future funding shortfalls occur, partner counties will be required to make up any shortfall.

Hospital. The hospital ceased being a Component Unit of the county on December 31, 2012. All hospital facilities and assets remain county-owned, but are now leased to Teton Valley Health Care Inc., a non-profit corporation responsible for hospital operations. The 99-year Hospital Lease Agreement pertains to capital assets with a net value of \$2,682,396 on December 31, 2012. The lease requires TVHC Inc. to re-invest into the hospital's capital assets at a rate equal to their rate of depreciation. It also requires TVHC Inc. to manage and operate the assets in a manner that will protect the interests of the county and carry out the original mission of the hospital. Finally, the lease specifies that TVHC Inc. must comply with numerous protective covenants or face default of the agreement. Should such a default occur in the future, the lease will be terminated, TVHC Inc. will dissolve and the County will take back possession of the assets and responsibility for hospital operations.

The Liquid Asset Transfer Agreement (LATA), also executed December 31, 2012, allows TVHC Inc. to use the \$4,927,909 working capital owned by the hospital (county) on that date in exchange for an annual payment of \$70,000, plus 5% of any net operating profit. TVHC Inc. reported a \$390,749 net profit for FY 2014 and paid 5% (\$19,537) to Teton County in January, 2015. The County deposits LATA payments into a special fund with the intent of saving the money until needed for future hospital expenses. On September 30, there was \$177,037 in the County Hospital Fund.

GASB Public Pension Accounting Standards. The FY 2015 financial statements provide information about the county’s Net Pension Liability (NPL) as required by new public pension accounting rules issued by the Governmental Accounting Standards Board (GASB). Previously the financial statements showed only the annual contributions paid to the Public Employee Retirement System of Idaho (PERSI) to pay down the NPL. The presence of a large NPL number may give the incorrect impression that the county has an immense debt that must be paid immediately, but this is not the case because pension costs are paid off over long periods.

Unassigned General Fund Balance. The unassigned balance in the General Fund is about \$1,300,000 greater than the amount needed to provide sufficient liquidity and cash flow into the new fiscal year. This means the amount could be used to pay down the transfer station bond, purchase needed property or equipment, or else reserved for future projects. The Commissioners should discuss the best possible use of these funds during the county’s annual budget process.

**Elected Officials.** Table 5 provides the names and titles of Teton County elected officials who held office on September 30, 2015.

Table 4. Teton County elected officials

Title	Office Holder	Term Ends
Commissioner, District #1	Cindy Riegel	Jan 2019
Commissioner, District #2	Bill Leake	Jan 2017
Commissioner, District #3	Kelly Park	Jan 2017
Assessor	Bonnie Beard	Jan 2019
Clerk, Auditor, Recorder	Mary Lou Hansen	Jan 2019
Prosecuting Attorney	Kathy Spitzer	Jan 2017
Sheriff	Tony Liford	Jan 2017
Treasurer	Beverly Palm	Jan 2019
Magistrate Judge	Jason Walker	Jan 2017
District Judge	Greg Moeller	June 2018

**Requests for Information.** This financial report is designed to provide a general overview of Teton County’s finances. Any questions or requests for additional information should be directed to County Clerk Mary Lou Hansen at the Teton County Clerk’s Office, 150 Courthouse Drive #208, Driggs, Idaho 83422, by phone at 208-354-8780 or by email at [clerk@co.teton.id.us](mailto:clerk@co.teton.id.us).

- Mary Lou Hansen, Teton County Auditor, January 20, 2016 -

# Board of Teton County Commissioners

## MINUTES: January 11, 2016

Commissioners' Meeting Room, 150 Courthouse Drive, Driggs, Idaho

**9:00 Meeting Called to Order** – Bill Leake, Chair  
*Amendments to Agenda*

**9:00 SOLID WASTE FEE DECISION PROCESS**

**9:30 OPEN MIC** (*if no speakers, go to next agenda items*)

**9:45 TV BUSINESS DEVEL CENTER** – B. McDermott

1. Quarterly Report

**10:00 PUBLIC WORKS** – Darryl Johnson

1. Solid Waste – Saul Varela, Supervisor
2. Road & Bridge – Clay Smith, Supervisor
  - a. Road & Bridge Update
3. Engineering
4. Facilities

**PLANNING AND BUILDING** – Jason Boal

1. Land Split 160763, April 19, 2004
2. Planning Update
  - a. Land Use Code Update
  - b. Impact Fee Ordinance
  - c. Rec & Public Access Plan Implementation
  - d. Affordable Housing
  - e. Property Inquiry Database
3. Building Update
  - a. Building Permit Numbers
  - b. Enforcement
4. Weed/Natural Resources Update
  - a. Weed Supt Progress and Planning
  - b. ISDA Ag Resources Officer to Visit
5. Floodplain Management Update
  - a. Floodplain Mapping Update
  - b. Risk MAP Project
6. Staff Certs for 2016 & Upcoming Mtgs/Trainings
7. Budget Request
8. Additional Building Permit
9. Code Enforcement

**IT/EMERGENCY MANAGEMENT** – Greg Adams

1. Projects Accomplished
2. Future Projects
3. Future Appointments

**TREASURER** – Beverly Palm

1. Tax Cancellations
2. Quarterly Statement

**CLERK**

1. Resolution 2011-0111A establishing election precincts
2. Resolution 2011-0111B establishing Commissioner District boundaries
3. Number of ballots to order for March 8 Presidential Primary election
4. Changes to FY 2016 budget for Fair/Fairgrounds
5. Quarterly financial reports, including report of contingency fund expenditures
6. Resolution 2011-0111C approving budget transfers for first quarter FY 2016
7. Renewal of 2-year levy for Road & Bridge

**12:00 ELECTED OFFICIALS & DEPT HEAD MEETING**

1. FY 2016 Priorities

**ADMINISTRATIVE BUSINESS**

(*will be dealt with as time permits*)

1. Approve Available Minutes
2. Other Business
  - 2016 Scheduling
  - Centennial Eagle Dedication
  - Less Than Five Acre Agricultural Exemption
  - Revised County Logo
3. Committee Reports
4. Claims
5. Executive Session for legal counsel per IC74-206(1)(f)

**ADJOURNMENT**

**COMMISSIONERS PRESENT:** Cindy Riegel, Kelly Park, Bill Leake

**OTHER ELECTED OFFICIALS PRESENT:** Prosecutor Kathy Spitzer, Clerk Mary Lou Hansen, Assessor Bonnie Beard

Chairman Leake called the meeting to order at 9:00 am and led the Pledge of Allegiance.

## **SOLID WASTE FEE**

Commissioner Park asked if the County could change the 2015 tax notices and learned that was not possible. The Board decided to hold a January 26 work session in order to review and discuss the information and data available so that they could be prepared to make a decision on February 8.

## **ADMINISTRATIVE BUSINESS**

● **MOTION.** Commissioner Park made a motion to approve the minutes of December 21. Motion seconded by Commissioner Riegel and carried unanimously.

● **MOTION.** Commissioner Riegel made a motion to approve the minutes of December 28. Motion seconded by Commissioner Park and carried unanimously.

**CENTENNIAL EAGLE DEDICATION.** The Board agreed to hold a Centennial Eagle dedication ceremony from 1-2 pm on Monday, January 25. Refreshments will be served and former county elected officials will be invited, along with county employees and members of the public. Executive Assistant Holly Wolgamott will coordinate the event along with the removal of Centennial banners from city light posts. A set of banners will be donated to the Historical Museum and another set will be retained at the courthouse. The remaining banners will be given away on a first-come, first-served basis, but with advance consideration given to those who have requested a banner depicting a relative.

**OTHER BUSINESS.** The Board made several changes to their 2016 meeting calendar. They discussed modifications to the Five Acres & Less Agricultural Exemption form and the updated county logo. Ms. Wolgamott will distribute the new logo to all elected officials and department heads for their use beginning the end of January.

**COMMITTEE REPORTS.** Chairman Leake said he has been attending meetings of the Teton Valley Business Development Center, but would let the director make his report later in the meeting. The January 21 meeting of the Council of Governments will be an official Commissioner meeting so that all three Board members can participate in the discussion and decisions pertaining to affordable housing. Commissioner Riegel said the University of Idaho received applications from four good candidates for the Extension Educator position. Interviews will be conducted during the next month by a panel including Commissioner Riegel, Extension Assistant Tammy Sachse and Fair Board President Katie Salsbury. Commissioner Riegel is working to establish an Employee Committee which could: (1) Help with policies and health insurance decisions; (2) Improve communication and provide educational opportunities; and (3) Plan parties and events.

## **OPEN MIC**

Mark Ricks discussed the Solid Waste Fee and weed control.

Blair Perry discussed the fact that he cannot obtain a building permit for a parcel created via a 2004 lot split.

Shawn Hill, Executive Director of VARD, asked the Board to encourage staff to participate in upcoming regional planning meetings hosted by the Jackson Hole Conservation Alliance.

## **TETON VALLEY BUSINESS DEVELOPMENT CENTER**

Executive Director Brian McDermott reviewed the highlights from his monthly Strategies and Progress reports for October, November and December, along with the first monthly report from the Teton Valley Chamber of Commerce (Attachment #1). TVBDC and the Chamber of Commerce are now sharing office space at the Geotourism Center, resulting in a crowded situation, but a combined savings of \$1,350 per month. They

continue to explore the possibility of combining the three entities. Remodeling of the Ford Garage has not yet started due to the complexities of coordinating multiple grants and project funding sources. Mr. McDermott is working with 3 businesses looking to expand and continues to reach out to recreation technology companies that may be interested in locating in Teton Valley. He said Grand Teton Vodka is thinking of re-locating to Wyoming due to various incentives offered there and believes the county needs incentive tools and funding to help attract, grow and retain local business.

## **PUBLIC WORKS**

Director Darryl Johnson reviewed his bi-monthly update (Attachment #2). The county monitors 8 wells via quarterly testing and also tests water samples collected from residences near the former landfill. He has received several recent complaints from homeowners upset that the county has installed street signs on their private “driveways.” However, the signs have been installed pursuant to the county’s addressing policy, which requires signage on roads/driveways accessing more than one parcel. A road Work Session will be held Monday, March 21.

## **PLANNING, BUILDING & WEEDS**

Administrator Jason Boal reviewed his bi-monthly update (Attachment #3).

**LOT SPLITS & BUILDING RIGHTS.** During the past 15 months, the planning staff has reviewed the status of 357 lots per owner requests (Attachment #4). Eighty-four of the lots were found to be unbuildable due to the fact that they did not comply with zoning and lot split criteria in place at the time they were created. Fortunately, all but 3 of those lots can become buildable through an existing process. (The county adopted a One Time Only lot split ordinance in 1999.)

Blair Perry’s 1.26 acre lot north of the Cache Clawson Cemetery is one of the 3 that cannot become buildable via a retroactive process. The Board discussed information pertaining to this lot, which was created via a 2004 lot split approved by county staff even though it did not comply with criteria (Attachment #5). To be eligible for a lot split in the A-20 zone, the original lot should have been greater than 20 acres in size and the split should not have created lots smaller than 20 acres. The original lot in this case was 4.60 acres in size and resulted in one 3.34 acre lot and Mr. Perry’s 1.26 acre lot. Both lots have been assessed and taxed as though they were buildable since 2004.

Prosecutor Spitzer said county employees are bound by county ordinances and staff approval of an illegal lot split does not necessarily make the county liable. Chairman Leake would like to understand the scope of the problem: How many lots have been created illegally and therefore have no building rights?

Mr. Boal said there’s no easy way to gather this information, which requires time-consuming research of individual deeds related to each lot. Out of the 357 lots reviewed to date, the illegal lot split problem seems to have ended about 2008. Mr. Boal will investigate options for identifying non-subdivision lots created from 1999-2008. If the number of lots can be identified, it will help him estimate how much time might be needed to research the deeds.

Assessor Beard said she needs to know if a lot is unbuildable in order to correctly assess the parcel. If values need to be changed, that must take place by May 1.

The Board discussed possible remedies for Mr. Perry’s situation. He would like to build a home on his property, but is unable to obtain a building permit because his lot was created illegally. Commissioner Riegel said she did not want the county to issue an illegal building permit in order to mitigate the impact of a previous illegal lot split. Mr. Boal said some of the 84 lots identified as unbuildable may have been created by owners intentionally avoiding the legal process, while other lots, such as Mr. Perry’s, were created by owners who thought they had followed the correct process. The Board concluded there was not currently a viable solution to Mr. Perry’s situation and asked Mr. Boal to continue researching the problem to identify possible alternatives.

**PERMITS & INCOME.** The Board reviewed 2015 and 2016 statistics regarding building permits and planning and zoning applications (Attachment #6). During FY 2015, the county issued 146 building permits, 57 for new homes. During the first quarter of FY 2016, typically the slowest quarter, the county issued 17 permits for new homes.

**WEEDS.** Mr. Boal said the new Weed Superintendent has met with her counterparts in nearby counties and learned that there's a wide variety of approaches to weed control. The county's chemical storage facility is being inspected by the state and may require upgrades. Chairman Leake said Open Mic speaker Mark Ricks emphasized the need to control weeds on publicly-owned land as well as private and asked Mr. Boal to be sure that is a priority.

**OTHER ITEMS.** Mr. Boal will begin advertising for a Recreation Planner and may involve another department head in the interview process. He recommended that the county begin requiring building permits for storage containers. Such a permit would allow the county to be sure the structures comply with required setbacks and do not adversely affect access. Chairman Leake said he would like more information about the need for such a permit before initiating the required public hearing process. Mr. Boal has created a department policy for these permits and will send it to the Board. Prosecutor Spitzer has notified PEI Construction that their operations at the corner of 5000S and Highway 33 may violate the county's land use code and requested that the owner meet with planning staff (Attachment #7).

- **MOTION.** Commissioner Riegel made a motion to approve Mr. Boal's request to move \$1,500 out budget account 01-21-407 and into 01-21-800 in order to purchase additional office furniture for his new employees. Motion seconded by Commissioner Park and carried unanimously.

- **MOTION.** Commissioner Park made a motion to approve overnight travel for Mr. Boal to attend the IAC meeting in Boise in February. Motion seconded by Commissioner Riegel and carried unanimously.

## **IT, EMERGENCY MANAGEMENT & MOSQUITO ABATEMENT**

Coordinator Greg Adams reviewed his monthly update (Attachment #8). He said the various IT issues are slowly being resolved, although there is a continued problem with insufficient digital storage space. He forfeited 24 hours of PTO due to an inability to use the hours before the December 31 deadline.

- **MOTION.** Commissioner Park made a motion to approve overnight travel for Mr. Adams to attend the IEMA conference in Boise in February. Motion seconded by Commissioner Riegel and carried unanimously.

## **TREASURER**

The Board reviewed the tax cancellations and Statement of Treasurer's cash provided by Treasurer Beverly Palm (Attachment #9). They discussed whether state and federal agencies should pay the per parcel solid waste fee and concluded that there was no need to reverse those three cancellations.

- **MOTION.** Commissioner Riegel made a motion to cancel property taxes for RP00081002004NA, RPB01430000700A, RP000490000130A, RP07N45E361800A, RPB0086004005BA and RPB0086004004BA due to county errors, as recommended by the Treasurer. Motion seconded by Commissioner Park and carried unanimously.

## **ELECTED OFFICIAL & DEPARTMENT HEAD MEETING**

Seven elected officials (Commissioners Leake, Park and Riegel; Assessor Bonnie Beard; Treasurer Beverly Palm; Prosecutor Spitzer; Clerk Mary Lou Hansen) and seven department heads (Holly Wolgamott, Jenifer VanMeeteren-Shaum, Greg Adams, Darryl Johnson, Rob Marin, Rene Leidorf, Jason Boal) discussed 2016 priorities and other issues of mutual interest.

## **CLERK**

The Board discussed the items summarized in Clerk Hansen's memo (Attachment #10).

- **MOTION.** Commissioner Park made a motion to approve Resolution 2016-011A establishing 8 election precincts. Motion seconded by Commissioner Riegel and carried unanimously. (Attachment #11)

- **MOTION.** Commissioner Park made a motion to approve Resolution 2016-011B defining county commissioner district boundaries. Motion seconded by Commissioner Riegel and carried unanimously. (Attachment #12)

- **MOTION.** Commissioner Park made a motion to order enough March 8 Republican ballots to accommodate 50% of registered Republicans plus 400 ballots for the Constitution Party. Motion seconded by Commissioner Riegel and carried unanimously.

**QUARTERLY FINANCIAL REPORTS.** The Board reviewed the Clerk’s quarterly revenue and expense summaries, showing the status of the county budget, which is in good shape (Attachment #13). They also reviewed budget changes requested by the Fair Board (Attachment #14). Clerk Hansen said some of the changes requested were due to errors in her office, while others were requested in order to make the budgets more accurate. She pointed out that the Fair Board is working to be self-sustaining and would require less property tax support than the previous two years if not for the \$30,000 capital expense to repair the crow’s nest.

● **MOTION.** Commissioner Riegel made a motion to approve Resolution 2016-011C adjusting budget amounts for the first quarter of FY 2016. Motion seconded by Chairman Leake and carried unanimously. (Attachment #15)

**ROAD & BRIDGE SPECIAL LEVY.** The Board discussed the need for voters to re-authorize the special road levy during the May 2016 election. Public Works Director Darryl Johnson recommended that the total levy amount remain at \$1 million. The county receives about \$750,000 while the remainder is distributed to Victor, Driggs and Tetonia according to the amount collected from property within their boundaries. Clerk Hansen will prepare a Resolution for future adoption.

**CLAIMS**

● **MOTION.** Commissioner Park made a motion to approve the claims as presented. Motion seconded by Commissioner Riegel and carried unanimously.

General .....	\$ 64,440.37
Road & Bridge.....	92,892.34
Court & Probation .....	33,520.35
Restitution.....	5,827.24
Solid Waste.....	80,012.67
Road, Special.....	625.09
911 .....	1,759.23
Ambulance.....	136,363.18
Mosquito Abatement .....	30,847.33
Fairgrounds & Fair .....	431.75
Grants .....	1,750.00
Auditor’s Trust .....	243.98
Court Fines & Fees.....	16,110.00
<b>TOTAL .....</b>	<b>\$464,823.53</b>

● **MOTION.** At 3:32 pm Commissioner Riegel made a motion to adjourn. Motion seconded by Commissioner Park and carried unanimously.

\_\_\_\_\_  
Bill Leake, Commissioner

ATTEST \_\_\_\_\_  
Mary Lou Hansen, Clerk

- Attachments: #1 TVBDC & Chamber monthly/quarterly reports  
 #2 Public Works update  
 #3 Planning & Building update  
 #4 Building Rights Summary  
 #5 B. Perry lot information  
 #6 Permit counts & income  
 #7 PEI enforcement letter  
 #8 Emergency Management, IT & Mosquito update  
 #9 Treasurer’s report  
 #10 Clerk memo  
 #11 Resolution 2016-0111A establishing 8 election precincts  
 #12 Resolution 2016-011B defining county commissioner district boundaries  
 #13 Quarterly financial reports  
 #14 Fair Board budget revisions  
 #15 Resolution 2016-011C transferring budgets for Q1 FY 2016



**Resolution 2016-0125**  
**ORDERING A SPECIAL ROAD & BRIDGE LEVY ELECTION**  
**TO BE HELD MAY 17, 2016**

At a meeting of the Board of Teton County Commissioners, State of Idaho, on the 25<sup>th</sup> day of January, 2016, the following Resolution was unanimously adopted, to-wit:

*A Resolution of the Teton County Board of County Commissioners ordering a special election to be held on the question of authorizing a special tax levy for two (2) years only in an amount not to exceed one million dollars (\$1,000,000) per year to improve county infrastructure maintained by the Road and Bridge Departments of Teton County, and of the cities of Driggs, Victor and Tetonia; establishing the date, time and place of the election; approving the form of ballot; and providing an effective date.*

WHEREAS, the transportation system in Teton County, and within the cities of Driggs, Victor and Tetonia, is critical infrastructure for the public health and welfare and for the movement of people, goods and services around and throughout the County and the Cities;

WHEREAS, sufficient funding is not available for the maintenance and improvement of this infrastructure in Teton County and within the cities of Driggs, Victor and Tetonia;

WHEREAS, the County has determined it advisable to provide additional funding for County infrastructure through the certification of an additional levy on the taxable property in the County as provided in Section 40-801 Idaho Code, which levy is limited to .002 of the market value for assessment purposes, provided that fifty percent of funds collected from property within the limits of any incorporated city be apportioned to that city;

WHEREAS, the County has determined it to be in the best interests of all county citizens to apportion one hundred percent of the special levy funds collected from property within an incorporated city to that incorporated city; and

WHEREAS, because such levy will cause the County's budget to be in excess of the limitation contained in Section 63-802(1), Idaho Code, the County proposes to submit to the qualified voters of Teton County, Idaho the question of approval of such levy pursuant to the provisions of Section 63-802(3), Idaho Code.

**NOW, THEREFORE, BE IT RESOLVED:**

**Section 1.** That a special election is hereby called to be held in Teton County, Idaho, on Tuesday, May 17, 2016, for the purpose of submitting to the qualified electors of the County the proposition set forth in the form of ballot appearing in Section 4 hereof.

**Section 2.** That the special election shall be conducted by the County Clerk in accordance with all election laws of the State of Idaho.

**Section 3.** That the special election results shall be certified on May 23, 2016. If approved, the additional levy on all taxable property in Teton County Idaho for two (2) years only in an amount not to exceed \$1,000,000 per year shall be levied annually at the time and in the manner as general taxes for said County are levied for fiscal years beginning October 1, 2016 and October 1, 2017.

**Section 4.** The ballot proposition for the special election shall be in substantially the following form:

<p style="text-align: center;"><b><u>OFFICIAL BALLOT</u></b></p> <p style="text-align: center;"><b>Special Road &amp; Bridge Levy Election Teton County, Idaho May 17, 2016</b></p> <p>Shall the Board of County Commissioners of Teton County Idaho be authorized to levy an override levy pursuant to Idaho Code § 63-802(3) and Idaho Code § 40-801, in the amount of up to \$1,000,000 per year for a period of two years, commencing with the fiscal year beginning Oct. 1, 2016, for the purpose of improving county infrastructure maintained by the Road and Bridge Departments of Teton County, and of the cities of Driggs, Victor and Tetonida, all as provided in the Resolution adopted by the Board of County Commissioners of Teton County on January 25, 2016.</p> <p>[ ] IN FAVOR OF authorizing the levy in the amount of \$1,000,000 per year for two years</p> <p>[ ] AGAINST authorizing the levy in the amount of \$1,000,000 per year for two years</p>
--

ADOPTED by the TETON COUNTY BOARD OF COUNTY COMMISSIONERS  
on January 25, 2016.

Chairman: \_\_\_\_\_  
Bill Leake

ATTEST: \_\_\_\_\_  
Mary Lou Hansen, Clerk

## Road & Bridge Levy Calculations\*

*(Using State Tax Commission 9/2/2015 September Value Worksheet )*

	Net Taxable Value (without exempt personal property & with <i>Driggs URD</i> )	Estimated Levy Rate <i>(will be lower if values increase)</i>	100% of Tax	Overall split of Road & Bridge tax if 100% to cities
TOTALS	\$1,430,296,570	0.000699156	\$1,000,000	
Driggs	\$203,498,596	0.000699156	\$142,277	14.228%
Victor	\$126,410,697	0.000699156	\$88,381	8.838%
Tetonia	\$11,876,819	0.000699156	\$8,304	0.830%
Remainder of County	\$1,088,510,458	0.000699156	\$761,038	76.104%

*\*Actual levy rate and amounts per city will be based upon property values at time tax is levied so will be somewhat different than shown here.*

	FYI: 2013 Net Taxable Value <i>(including Driggs Urban Renewal)</i>	Overall split of Road & Bridge tax if 100% to cities
2014 levy = .000746672 2015 levy = .000699156		
TOTALS	\$1,320,937,160	
Driggs	\$185,090,404	14.012%
Victor	\$113,859,142	8.620%
Tetonia	\$11,645,183	0.882%
Remainder of County	\$1,010,342,431	76.487%

	FYI: 2011 Net Taxable Value <i>(including Driggs Urban Renewal)</i>	Overall split of Road & Bridge tax if 100% to cities
2012 levy = .000713222 2013 levy = .000749823		
TOTALS	\$1,513,798,302	
Driggs	\$210,305,663	13.893%
Victor	\$143,637,390	9.489%
Tetonia	\$13,084,327	0.864%
Remainder of County	\$1,146,770,922	75.755%

	FYI: 2009 Net Taxable Value <i>(including Driggs Urban Renewal)</i>	Overall split of Road & Bridge tax if 100% to cities
2010 levy = .000550815 2011 levy = .000652151		
TOTALS	\$2,152,961,875	
Driggs	\$225,704,626	10.483%
Victor	\$215,975,139	10.032%
Tetonia	\$15,997,692	0.743%
Remainder of County	\$1,695,284,418	78.742%



**Teton County Clerk**

January 20, 2016

TO: Board of County Commissioners  
FROM: Clerk  
SUBJECT: Fees for Remote Terminal Access

For many years, title companies have paid a fee for remote access to the computerized records of Teton County real property assessments, transfers, tax records and Clerk's recording. This enables their staff to search County records and print reports without coming to the courthouse. The fee has not changed since it was first established about 2004 and is currently set at \$600 per year. There is also a one-time set-up fee of \$100.

IT Administrator Greg Adams and contractor Van Johnson recently completed a major reconfiguration of the firewall and server system hosting this data, along with a cost/benefit analysis of the current fee structure (see attachment).

After analyzing and discussing this information with Mr. Adams and Mr. Johnson, we have agreed that the current fee structure should be modified as follows:

- increase the one-time set-up fee to \$350 per computer terminal
- modify the annual fee to \$350 per computer terminal
- charge \$65 per hour for set-up time in excess of two hours per terminal

These fees will allow the county to recover 100% of the cost of providing these services for the next few years, after which the fees should be re-evaluated. The three title companies with historic remote access have already been billed for FY 2016 so will not be charged the increased amount until FY 2017. However, if any new companies request remote access, they would be charged the new amounts, if adopted.

Please let me know if you're willing to proceed with the public hearing necessary to increase these fees.

# Cost Benefit Analysis for Teton County Idaho

Cost Benefit Analysis using data from a single connection

Cost Benefit Analysis  
Jcorp Services LLC

Analyst: Van Johnson  
Date: January 2016

**Contact Information:**

e-mail: [vjohnson.jcorp@gmail.com](mailto:vjohnson.jcorp@gmail.com)  
web: <http://jcorpservicesllc.com>  
phone: 208.515.2132  
fax: 208.549.7285

*Cost Benefit Analysis for the benefit of Teton County Idaho. Project is defined as offering data stores to local Title Companies. Cost Benefit Analysis looks at the cost and revenues currently received to see if County is benefiting from offering these services.*

Costs												
Cost Benefit Analysis Template												
Cost Data Entry Page Per Connection												
Program Element	Element Manager	Fiscal Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Terminal Services License and server maintenance	Greg Adams		\$80	\$80	\$80	\$80	\$80	\$80	\$80	\$80	\$80	\$80
VPN Services License	Greg Adams		\$24									
On-site setup	JCorp		\$100									
Initial setup (backend)	JCorp		\$238									
Connection Maintain \$20.00 per month	JCorp		\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240
Program Total Costs By Year			\$682	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320	\$320
Program Grand Total Cost			\$3,562									
<p>Row 12 shows a per connection cost for Initial backend setup. Total cost for all connections was \$850.00</p> <p>This is for a single connection. As the connections multiply (most firms have more than one) the cost rises by a Terminal Service License and a VPN connection (\$104 per connection)</p> <p>Total cost for 2 connections first year = \$786.00</p> <p>Total cost for 3 connections first year = \$890.00</p> <p>Total cost for 2 connections second year = \$400.00</p> <p>Total cost for 3 connections second year = \$540.00</p>												



# Summary Cost Benefit Analysis Template Results Calculation Page Per Connection

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b>Undiscounted Flows</b>										
Costs	-\$682	-\$320	-\$320	-\$320	-\$320	-\$320	-\$320	-\$320	-\$320	-\$320
Benefits	\$700	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Net Cash Flow	\$19	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280	\$280
<b>Discount Factors</b>										
Discount Rate	7.0%									
Base Year	2015									
Year Index	0	1	2	3	4	5	6	7	8	9
Discount Factor	1.0000	0.9346	0.8734	0.8163	0.7629	0.7130	0.6663	0.6227	0.5820	0.5439
<b>Discounted Flows</b>										
Costs	-\$682	-\$299	-\$280	-\$261	-\$244	-\$228	-\$213	-\$199	-\$186	-\$174
Benefits	\$700	\$561	\$524	\$490	\$458	\$428	\$400	\$374	\$349	\$326
Net	\$19	\$262	\$245	\$229	\$214	\$200	\$187	\$174	\$163	\$152
Cumulative	\$19	\$280	\$525	\$753	\$967	\$1,167	\$1,353	\$1,528	\$1,690	\$1,843
Net Present Value	\$1,843									

**INTERPRETATION OF RESULTS:**

Row 17 shows the discount factor, this is how much less the cash flows are worth because they are in the future

Row 19 shows the discounted costs, and Row 20 shows the discounted benefits. "Discounted" means "in year-0 dollars."

Row 21 shows the discounted net value per year, and Row 21 shows the accumulated discounted net value per year

Row 22 shows the cumulative net value for all years so far (when this becomes positive, you have completed your "payback period")

Row 24 shows the "Net Present Value" of your program; this means that the entire project is economically equivalent to this much money in your hands **right now**, based on the discount rate you entered

Row 25 shows the Internal Rate of Return; this means, the interest rate that would make your project exactly break even.

Another way to interpret this is, if you had put the money in a bank account at this interest rate, you would get the exact same monetary benefits as you received from performing this program

**CHARTS PROVIDED:**

The first chart, Undiscounted Cash Flows, shows actual costs expended and benefits accrued, adjusted by confidence factor, in each years' current dollars

The second chart, Discounted Cash Flows, shows costs expended and benefits to be accrued, adjusted by confidence factor, in base year dollars

The third chart, Payback Schedule, shows benefits accrued minus costs expended, in base year dollars. When this chart crosses above the zero line, the program has achieved profitability

Sufficient data exists in the above summary to create any other charts you desire; or contact us at 312.266.4828 or at jcesarone@ripco.com, or visit us at EngineeringSolutions.homestead.com for further assistance

# International Building Code Council Building Valuation Data

As published February 2014 Building Safety Journal

Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	224.49	217.12	211.82	202.96	190.83	185.33	196.14	174.43	167.83
A-1 Assembly, theaters, without stage	205.71	198.34	193.04	184.18	172.15	166.65	177.36	155.75	149.15
A-2 Assembly, nightclubs	177.15	172.12	167.31	160.58	150.83	146.74	154.65	136.68	132.81
A-2 Assembly, restaurants, bars, banquet halls	176.15	171.12	165.31	159.58	148.83	145.74	153.65	134.68	131.81
A-3 Assembly, churches	207.73	200.36	195.06	186.20	174.41	168.91	179.38	158.02	151.41
A-3 Assembly, general, community halls, libraries, museums	173.36	165.99	159.69	151.83	138.90	134.40	145.01	122.50	116.89
A-4 Assembly, arenas	204.71	197.34	191.04	183.18	170.15	165.65	176.36	153.75	148.15
B Business	179.29	172.71	166.96	158.70	144.63	139.20	152.43	126.93	121.32
E Educational	192.11	185.49	180.05	171.90	160.09	151.62	165.97	139.90	135.35
F-1 Factory and industrial, moderate hazard	108.42	103.32	97.18	93.38	83.24	79.62	89.22	68.69	64.39
F-2 Factory and industrial, low hazard	107.42	102.32	97.18	92.38	83.24	78.62	88.22	68.69	63.39
H-1 High Hazard, explosives	101.53	96.44	91.29	86.49	77.57	72.95	82.34	63.02	N.P.
H234 High Hazard	101.53	96.44	91.29	86.49	77.57	72.95	82.34	63.02	57.71
H-5 HPM	179.29	172.71	166.96	158.70	144.63	139.20	152.43	126.93	121.32
I-1 Institutional, supervised environment	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
I-2 Institutional, hospitals	302.44	295.85	290.11	281.84	268.80	N.P.	275.58	249.09	N.P.
I-2 Institutional, nursing homes	209.38	202.79	197.05	188.78	175.72	N.P.	182.52	158.01	N.P.
I-3 Institutional, restrained	204.27	197.68	191.94	183.67	171.10	164.68	177.41	153.40	145.80
I-4 Institutional, day care facilities	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
M Mercantile	132.04	127.01	121.20	115.47	105.47	102.39	109.54	91.33	88.45
R-1 Residential, hotels	179.14	172.89	167.90	160.83	147.95	144.10	160.52	132.93	128.36
R-2 Residential, multiple family	150.25	143.99	139.01	131.94	119.77	115.91	131.62	104.74	100.18
R-3 Residential, one- and two-family	141.80	137.90	134.46	131.00	125.88	122.71	128.29	117.71	110.29
R-4 Residential, care/assisted living facilities	177.76	171.50	166.52	159.45	146.31	142.45	159.13	131.29	126.72
S-1 Storage, moderate hazard	100.53	95.44	89.29	85.49	75.57	71.95	81.34	61.02	56.71
S-2 Storage, low hazard	99.53	94.44	89.29	84.49	75.57	70.95	80.34	61.02	55.71
U Utility, miscellaneous	75.59	71.22	66.78	63.37	58.99	53.22	60.41	44.60	42.48

## COPIES, COMPUTER PRINT-OUTS and BANK FEES

There is no charge for the first 100 pages of a public record, per IC 74-102(10)(a)

B&W: Letter & Legal.....	\$0.10
B&W: 11 x 17.....	\$0.25
Color: Letter & Legal.....	\$0.75
Color: 11x17.....	\$1.50
Plats & Cadastral Maps: All sizes.....	\$4
Data CDs, DVDs, Emails.....	\$3
Recorded or Filed Documents (as set by State Statute and Judicial Order).....	\$1 per page
Returned Check Charge.....	\$20
Public Records Requests (no charge for first 2 hours).....	\$25 per hour

## COURT FEES (as set by state statute or listed below)

Court Technology Fee (per credit card transaction).....	\$3
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## DIGITAL DATA & GIS FEES

17 x 22 Map.....	\$8
22 x 34 Map.....	\$12
34 x 44 Map.....	\$15
Custom Mapping.....	(if staff is available) \$65 per hour
Remote Access (per computer terminal).....	\$350 set-up (+\$65/hr if more than 2 hrs), \$350 annual

## LICENSES

Beer, not for consumption on premises.....	\$25
Beer, for consumption on premises.....	\$75
Beer, draft, bottled, canned, for consumption on or off premises.....	\$100
Beer & Wine, for consumption on premises, one day only.....	\$20
Catering Permit.....	\$20
Dog Breeders License.....	\$100
Dog License (neutered).....	\$7.50
Dog License (intact).....	\$32.50
Liquor, by the drink, for consumption on premises.....	25% of fee charge by State
Wine, by the drink, for consumption on premises.....	\$100

## **Teton County 2016 Priorities**

### **Planning & Building**

1. Comprehensive Plan Annual Report
2. Code and Ordinance Enforcement
3. New Planning & Zoning Code Adoption based on 2012 Comprehensive Plan
4. Affordable Housing, Public Transportation, Regional Planning and coordination with Teton County Wyoming
5. Weed Control Management & Enforcement
6. Establish Recreation and Natural Resource Offices
7. Update Capital Improvement & Impact Fee Plan
8. Parcel Data Review and Correction Processing

### **Public Works**

9. Teton Scenic Parkway Offer
10. Complete Landfill Cap Monitoring Station and the Monitoring Plan
11. Determine future Gravel Pit needs
12. Evaluate Solid Waste Fee application and impacts to multiple parcel owners
13. Preps for Transportation Plan Update in FY17
14. Evaluate Farm-to-Market Road needs and funding sources
15. Evaluate snow plowing priorities and decision process
16. Establish 2016 County Road Priorities by early Spring – what isn't getting done?
17. Complete Long Range Facility & Equipment needs assessment for Road & Bridge, County Facilities, and Solid Waste Disposal System (e.g., Transfer Station, Landfill Options, etc.)
18. Evaluate Frontage Road Dust Abatement Possibility
19. Grants
20. Signs Per Title 13
21. Seek Renewal of Two Year Road and Bridge Levy

### **Executive Assistant**

22. Ambulance District Contract – Hospital or Fire Department or Other
23. <5 Acre Ag Exemption
24. Animal Control
25. Improve Communications and awareness of County Business with the Public and Staff
26. Improve Internal Communications
27. County Government Recycling Initiative
28. Engage on State Legislation that affects Local Government (e.g., Resort Liquor Lic)
29. Other City Support
30. Emergency Management Involvement
31. Records Management

### **Other**

32. University of Idaho Extension Office Vacancy
33. Education Support
  - a. Collaborate with School Board
  - b. 4H Program Effectiveness

## **Teton County 2015 Accomplishments**

1. Completed Landfill Cap
2. Completed Rebuild of S5000E
3. Review Grants for:
4. Awarded & Initiated New Solid Waste Hauler Contract
5. Expanded Economic Develop in the area of Tourism
6. Established Information Technology Office
7. Established Facility Management Office
8. Supported Fair Board Operations Enhancements
9. Restructured Solid Waste Fee to align with State Statutes and reduce burden on Commercial Businesses
10. Established Weed Control Office
11. Established Social Media Plan and set up County Facebook Page
12. Established Non-Profit Support Policy
13. Established a <5 Acre Ag Exemption Policy
14. Commissioners supported 8 state and community organizations
15. Completed Salary Review of all County Employees
16. Education Support
17. Ordinances

File: BoCC Priorities/Teton County 2016 Priorities

## SOLID WASTE FEE OPTIONS for FY 2017

A Solid Waste Fee (SWF) has been collected with property taxes for many years to help pay the cost of the county's solid waste management system. Prior to FY 2016, the fee was charged only to owners of residential and commercial buildings, representing about 1/3 of the properties in Teton County. The owners of about 400 commercial parcels paid nearly 22% of the total SWF collected in FY 2015.

The Commissioners re-examined the SWF and authorizing statutes during their FY 2016 budget process and approved its application to all real property parcels. This decision generated significant controversy among owners of multiple agricultural and/or vacant residential parcels. About 40 property owners attended a Town Hall meeting and provided a variety of comments and suggestions for revision of the SWF.

The various options and resulting fees are listed below. The Commissioners now need to answer three major questions: (1) Which parcels should help pay the cost of the county's solid waste system? (2) Should there be a graduated SWF schedule based on parcel type? (3) How much of the Solid Waste budget should be funded by the Solid Waste Fee vs. funded by Tipping Fees collected at the transfer station?

The Solid Waste operation costs about \$1.2 million dollars per year, including \$225,000 for the transfer station bond payment and \$350,000 for hauling and tipping fees for waste taken to the Circular Butte Landfill. In addition, the county must build up a "self-assurance" fund and save money for future landfill and transfer station capital expenses. The 20-year bond will be paid off in FY 2027.

### OPTIONS & RESULTING FEES

	Parcels with Residential Structures	Parcels with Commercial Structures	Parcels with Wells, Common/Open Areas, Paths, etc.	All other parcels (ag, vacant lots, etc.)
FY 14 and before	\$105	\$0.15 per s/f (\$2,000 max)	0	0
FY 15 (one-year increase to help fund landfill cap repair)	\$157.50	\$0.17 per s/f (\$2,200 max)	0	0
FY 16	\$60	\$60	\$60	\$60
<b>Options for FY 2017</b> (to collect \$700,000 using 1/4/16 parcel counts, "Calculation" worksheet will calculate fees if numbers change)				
1. Return to FY 14 fee system	\$105	\$0.15 per s/f (\$2,000 max)	\$0	\$0
2. Flat fee to all parcels	\$47	\$47	\$47	\$47
3. Graduated fee to all parcels	\$97	\$97	\$20	\$20
4. Graduated fee to all parcels except wells, open areas, etc	\$98	\$98	\$0	\$20
5. Flat fee only to residential/commercial structures	\$134	\$134	\$0	\$0
6. Replace Tipping Fees with increased SWF to structures (assume 7,000 tons @\$76/ton)	\$236	\$236	\$0	\$0
7. Flat fee to all parcels, with max of 3 fees per owner	<i>Tax software cannot accommodate this option</i>			
8. Eliminate SWF, collect \$1.2 million via tipping fees	<i>\$1,200,000/7,000 tons = tipping fee of \$171.43 per ton</i>			
9. Eliminate SWF, collect \$700,000 via ad valorem taxes	<i>Must reduce other budgets by total of \$700,000 due to 3% cap</i>			

PARCEL CATEGORIES	1/4/16 count per Assessor*
Residential Structures	4,811
Commercial Structures	411
Wells, Common/Open Areas, Paths, Park, Roads, etc.	253
All other parcels (ag, undeveloped lots, etc.)	9,482
<b>TOTAL PARCEL COUNT</b>	<b>14,957</b>

*\*2016 parcel counts subject to change until 6-27-16*

<b>Solid Waste Tipping Fees Collected per Fiscal Year (Acct #23-00-349-5)</b>		
		Notes
FY 2015	\$688,565	Household tip fees \$76/ton & non-household \$210/ton on 10-1-14
FY 2014	\$500,611	
FY 2013	\$479,253	
FY 2012	\$420,491	Household tip fees \$66/ton & non-household \$105/ton on 10-1-11
FY 2011	\$408,393	
FY 2010	\$544,442	Household tip fees \$63/ton & non-household \$100/ton on 10-1-09
FY 2009	\$514,992	Household tip fees \$60/ton & non-household \$90/ton on 10-1-08
FY 2008	\$606,408	Household tip fees \$60 per ton on 10-1-07
FY 2007	\$259,814	
FY 2006	\$142,187	
FY 2005	\$82,216	
FY 2004	\$72,213	Landfill fees \$2.50/cu yd, \$7/pickup, \$20/single axle truck, \$30/dump truck
FY 2003	\$52,326	
FY 2002	\$40,843	
FY 2001	\$35,941	
FY 2000	\$17,874	
FY 1999	\$13,239	



**Teton County Clerk**

150 Courthouse Dr. #208  
Driggs, Id. 83422

Telephone No. 208-354-8780  
FAX No. 208-354-8410

January 21, 2016

To: Office of the Secretary of State  
From: Mary Lou Hansen, Clerk *mlh*  
Subject: Application for Polling Place Accessibility

The polling place for Precincts #6 and 7 (Gymnasium at the LDS Church, 87 E Center Street, Victor, Idaho) has inadequate outdoor lighting at the main entrance. This makes it difficult for persons with disabilities to safely enter and exit the polling place during early morning and early evening hours when the sun is not shining.

We propose purchasing portable outdoor lights that are battery operated and rechargeable in order to provide additional safety lighting along the sidewalk and near the main entrance of the polling place. The design of these lights will allow them to be placed wherever needed for maximum benefit.

If this polling place ever becomes unavailable, the portable lights can be deployed at a different polling place in order to continue to benefit polling place accessibility.

State of Idaho  
Secretary of State  
Application for Polling Place Accessibility Grant

To assist in making polling places accessible to individuals with disabilities, the Secretary of State has applied for and received a grant from the U.S. Secretary of Health and Human Services. To participate in the grant program the county clerk must complete the remainder of this application form with the required assurances, attach a summary for each polling place showing: the name and location of the precinct polling place, the current features that make it inaccessible, the modifications that are needed and the estimated cost. Then sign the form along with the chairman of the Board of County Commissioners and return it to:

Office of the Secretary of State  
Election Division  
State House  
PO Box 83720  
Boise, ID 83720-0080

Teton County      Amount Requested \$ 1158.93

As a condition of receipt of any Federal or State Funds under this program, I hereby certify that

- Teton County will, according to the Help America Vote Act of 2002, (PL 107-252):
- Make "polling places, including the path of travel, entrances, exits, and voting areas of each polling facility accessible to individuals with disabilities, including the blind and visually impaired, in a manner that provides the same opportunity for access and participation (including privacy and independence) as for other voters.
  - Provide "individuals with disabilities . . . with information about the accessibility of polling places."
  - Train "election officials, poll workers, and election volunteers on how best to promote the access and participation of individuals with disabilities."

To the best of my knowledge and belief, all data in this application is true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the above stated and attached assurances if the assistance is awarded.

Signed:

\_\_\_\_\_  
County Clerk

Mary Lou Hansen  
Print or Type Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman, Board of County Commissioner

William Leake  
Print or Type Name

\_\_\_\_\_  
Date

**Peak Beam Intensity**

- High: 31,000 candela
- Medium: 20,000 candela
- Low: 11,000 candela

**Features**

- 12V DC and 120V AC chargers included
- Lens features weatherproof construction; O-ring sealed, unbreakable polycarbonate with scratch-resistant coating
- Six C4 LEDs and wide-pattern reflectors produce a uniform flood pattern with two selectable beam widths and three light output intensities
- C4 LED produces brilliant, powerful, blinding light that is brighter than a high-intensity LED combined with Streamlight-engineered reflector creating an intense beam that pierces the darkness
- High Lumen (HL) head provides the widest beam pattern, ideal for maximum illumination in smaller areas where a lot of light is needed
- Selectable diffuser settings for two beam widths works with all three modes
- Zero-maintenance 12V, 7.2Ah sealed lead acid batteries are rechargeable up to 500 times
- Batteries will continue to charge while operating directly from an external 12V DC power source when using the remote cord. AC charger also included for continued use
- Ten hour charge to 90% battery capacity with continuous trickle charge to maximize battery capacity
- Length: 22" Body Width: 6.5" Overall height: 11" Head diameter: 6.7"
- Total weight with batteries is 25 pounds
- Toggle switch allows operation from internal battery or continuous operation from external 12V DC power source
- 90° swivel to aim the beam where needed for task lighting
- Pole extends to 72"; cord built into the pole to avoid snags
- Less than 30 seconds for full deployment
- High-impact thermoplastic housing
- Candela measures the unit of luminous intensity. One candela is equivalent to 12.57 lumens
- Lumen refers to the total amount of light radiated by the LED because this measurement does consider the focusing efficiency of the reflector. It does not indicate how "bright" the focused beam will appear

**PRODUCT OVERVIEW****Features**

# STREAMLIGHT

**Streamlight Portable Scene Light**

Rapidly deployed and easily stowed, the Portable Scene Light is ready for action. Streamlight's first portable scene light incorporates the E-Flood Litebox HL head coupled with two Litebox batteries and produces over 3,600 lumens. Users can choose from 3 levels of lighting, and the unique diffuser lets you select either a flood or spot beam in all three modes for outdoor or indoor use. Operators will appreciate the maximum run time of 18 hours in the low mode. With its narrow footprint and 72" extension pole, this light goes almost anywhere, from wide open places to light confined spaces.

**Run Time**

- High: 5 hours
- Medium: 9 hours
- Low: 18 hours

**Lumens**

- High: 3,600
- Medium: 2,400
- Low: 1,100

**Beam Distance**

- High: 352 m
- Medium: 283 m
- Low: 210 m

**Peak Beam Intensity**

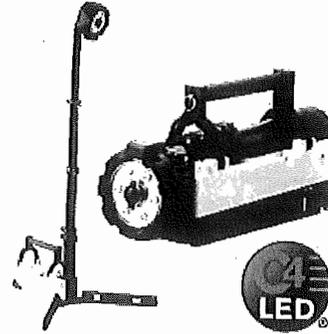
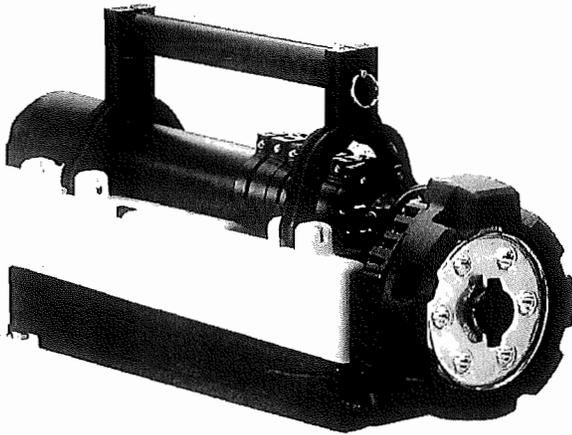
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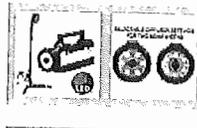
**PRODUCT VIDEOS**

Streamlight Portable Scene Light  
Item #: 45670  
\$574.99



Click to enlarge

MORE VIEWS



○○○○○○

Streamlight Portable Scene Light  
Item #: 45670  
\$574.99

Color: Yellow

Quantity: 1

ADD TO CART

Order Multiple Sizes/Colors: [BULK ORDER TOOL \(HTTP://TACTICALGEAR.COM/MULTI-ADD-TO-CART?PGID=20920\)](http://TACTICALGEAR.COM/MULTI-ADD-TO-CART?PGID=20920)

PRODUCT OVERVIEW

- FEATURES
- AVAILABILITY



# STREAMLIGHT

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