

Teton County Idaho Commissioners' Meeting Agenda
Monday March 14, 2016 9:00 am
150 Courthouse Drive, Driggs, ID – 1st Floor Meeting Room

9:00 MEETING CALL TO ORDER – Bill Leake, Chair
Amendments to Agenda

PUBLIC WORKS – Darryl Johnson

1. Solid Waste – Saul Varela, Supervisor
 - a. Waste Collection Quarterly Meeting
 - b. Monitoring Well Results
2. Road & Bridge – Clay Smith, Supervisor
 - a. Spring Road Openings
 - b. Teton Valley Scenic Parkway Meeting
3. Engineering
 - a. Mike Reid – Addressing Notice of Appeal
 - b. LHTAC Cache Bridge Project
4. Facilities
 - a. Long Range Facility Planning
 - b. Security Analysis
 - c. Public Flyers

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

PLANNING AND BUILDING – Jason Boal

1. Parcel Counts
2. Parcel Rectification Ordinance
3. Recreation Planner
4. Noxious Weeds Update
5. Summer Hours
6. Housing Authority Advisory Committee

IT/EMERGENCY MANAGEMENT – Greg Adams

1. IT Services Support
2. Network Storage
3. End of Year Grant Opportunity
4. Pre-Disaster Mitigation Grant Selection

CLERK – Mary Lou Hansen

1. Canvass Results from March 8 Presidential Primary Elections
2. Number of Ballots to Order for May 17 Primary Election
3. Records Destruction Resolution 2016-0314A

4. Grant Application Proposal for \$55,332 Democracy Funds

12:00 ELECTED OFFICIALS AND DEPARTMENT HEAD MEETING

1. Budget Training

1:00 PUBLIC HEARING FEE SCHEDULE – Resolution 2016-0314B

1:30 PUBLIC HEARING CUP

2:00 LUKE SHOVER

1. Multi-family Living Units Project

2:30 AMBULANCE SERVICE DISTRICT

1. Approve Available Minutes
2. Hospital Response to Board's Request for Information
3. Fire District Proposal
4. Wyoming Ambulance Service Contract Cancellation
5. Other Business

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

1. Approve Available Minutes
2. Other Business
 - a. Teton Rock Gym Movie Night Liquor Permits
 - b. District #5 Animal Damage Control Board Nomination
 - c. Misdemeanor Probation
 - d. BoCC Priorities
 - e. Communications Report
 - f. County Personnel Policy
 - g. March 28th Town Hall Meeting
3. Committee Reports
4. Claims
5. Executive Session as needed per IC74-206(1)

ADJOURNMENT

Upcoming Meetings

March 21 9:00 am 2016 Roads Work Session
March 28 9:00 am Regular BoCC Meeting

March 28 6:30 pm Town Hall Meeting
April 11 9:00 am Regular BoCC Meeting

April 12 5:00 pm PZC and BoCC Meeting
April 25 9:00 am Regular BoCC Meeting



AGENDA
BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING
March 14, 2016
STARTING AT 1:30 PM

LOCATION: 150 Courthouse Dr., Driggs, ID
Commissioners' Chamber – First Floor (lower level, SW Entrance)

CALL TO ORDER – Bill Leake, Chairman

1:30 PM – PUBLIC HEARING: Conditional Use Permit Application for the Cowboy Church. David Kite has applied for a Conditional Use Permit for a “Church or Place of Worship” on a property owned by Valley Group Holdings, LLC. This project is located north of Driggs, at 4369 N. Hwy 33. The applicant is not proposing any new structures or changes to the existing building, so a scenic corridor design review is not required. This parcel is zoned A-2.5.

Legal Description: RP05N45E028100; TAX #5625 SEC 2 T5N R45E

ADJOURN

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- **Written comments received by 5:00 pm, March 4, 2016 will be incorporated into the packet of materials provided to the Board prior to the hearing.**
 - Information on the above application(s) is available for public viewing in the Teton County Planning Office at the Courthouse between the hours of 9am and 5pm Monday through Friday.
 - The application(s) and related documents are posted, at www.tetoncountyidaho.gov. To view these items, select the Board of County Commissioners department page, then select the 3-14-2016 Meeting Docs item in the Additional Information Side Bar.
 - Comments may be emailed to pz@co.teton.id.us. Written comments may be mailed or dropped off at: Teton County Planning & Building Department, 150 Courthouse Drive, Room 107, Driggs, Idaho 83422. Faxed comments may be sent to (208) 354-8410.
 - Public comments at this hearing are welcome.

Any person needing special accommodations to participate in the above noticed meeting should contact the Board of County Commissioners' office 2 business days prior to the meeting at 208-354-8775.



A REQUEST FOR A CONDITIONAL USE PERMIT
By: David Kite
For: Cowboy Church
Where: 4369 N Highway 33 (Tetonia)
Prepared For: Board of County Commissioners Public Hearing of March 14, 2016

APPLICANT: David Kite/Cowboy Church
LANDOWNER: Valley Group Holdings, LLC

*Amended 3/7/2016
(public comment - p. 4)*

APPLICABLE COUNTY CODE: Conditional Use Permit pursuant to Title 8, Chapter 6 Teton County Zoning Ordinance, (amended 9/9/2013); Teton County Comprehensive Plan (A Vision & Framework 2012-2030)

REQUEST: David Kite has applied for a Conditional Use Permit for a “Church or Place of Worship” with approximately 25-35 attendees. This project is located north of Driggs, at 4369 N. Highway 33. The applicant is not proposing any new structures or changes to the existing building, so a scenic corridor design review is not required.

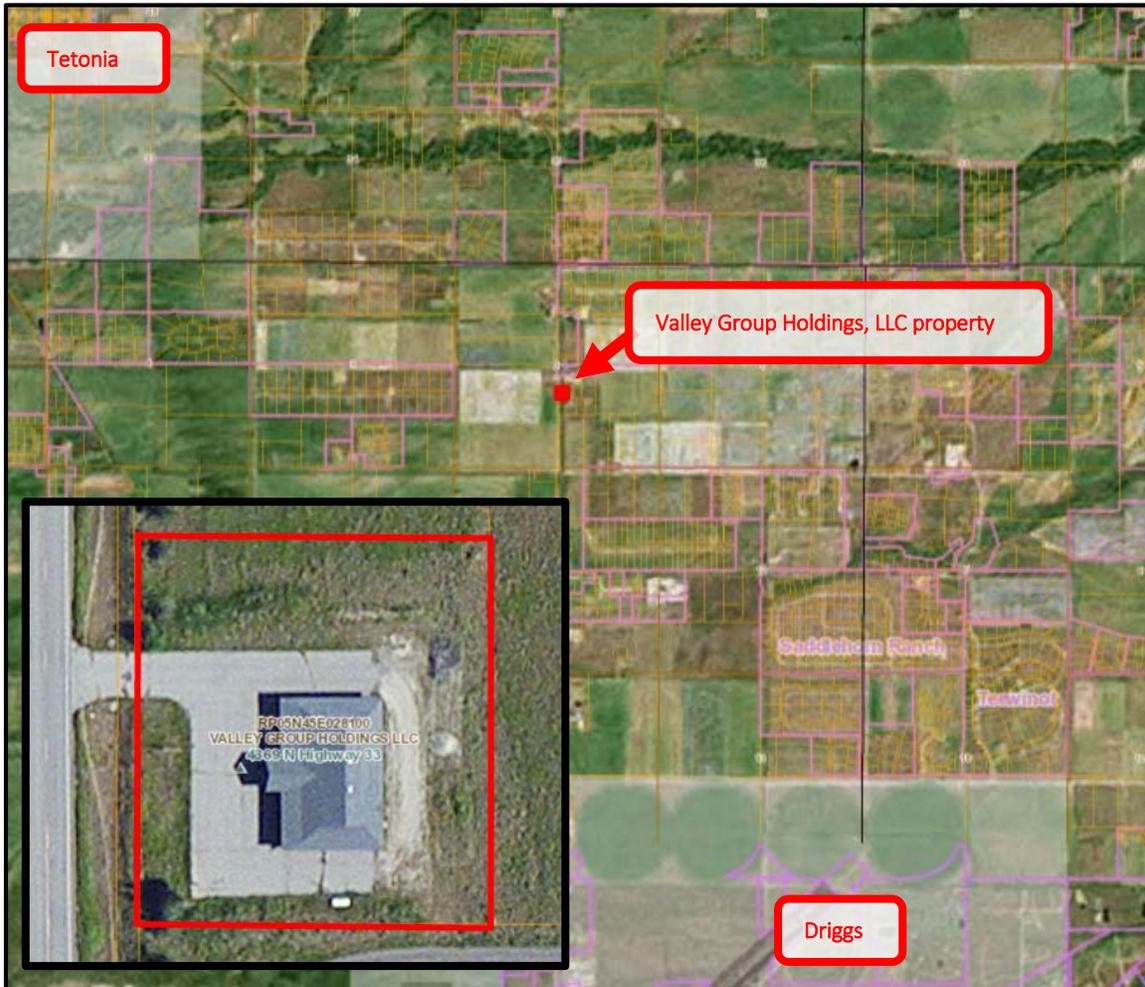
LEGAL DESCRIPTION: RP05N45E028100; TAX #5625 SEC 2 T5N R45E

LOCATION: 4369 N Highway 33, Tetonia, ID 83452

ZONING DISTRICT: A-2.5

PROPERTY SIZE: 1 acre

VICINITY MAP:



PROJECT BACKGROUND

David Kite submitted an application for a Conditional Use Permit on November 23, 2015, which was completed on December 4, 2015 (attachments 1-5). A Development Review Committee (DRC) Meeting was held on December 14, 2015 with the applicant, Planning, other Teton County Departments, and outside agencies to discuss the application materials (attachment 10). The Planning & Zoning Commission held a public hearing for this application on January 12, 2016, where it was recommended for approval with conditions (see attachment 12)

This property is zoned A-2.5, which currently requires a Conditional Use Permit for a “Church or Place of Worship”. This property is located in the Scenic Corridor Overlay. However, the applicant is not proposing any new structures or changes to the existing structure, so a Scenic Corridor Design Review was not required.

PROJECT DESCRIPTION:

David Kite is proposing to use the existing building at 4369 N Highway 33 for the Cowboy Church. The Church has already started using this building for its services. The Church meets once a week on Monday evenings. Service is scheduled from 7:00pm – 8:00pm, with Church members in the building usually between 6:30pm and 9:00pm. Currently, there are approximately 25-35 members attending this service each week.

In addition to the weekly service, the following programs are desired:

1. Church-wide Fellowship Meal: This program will take place on the third Monday of every month before the regularly scheduled service. The Fellowship meal would begin at 6:00pm, so attendees would arrive around 5:00pm or 5:30pm.
2. Discipleship Classes: This program will take place on the first, second, and fourth Mondays of every month before the regularly scheduled service. This program will begin at 6:00pm. Attendees would arrive around 5:30pm for this class.
3. Vacation Bible School: This program will be a 5-day long event during summers. This program will be scheduled 9:00am to 12:00pm for children ages 5 and up. This event may not always occur due to availability of workers and summer schedules, but the applicant would like the ability for the Church to have this program each summer when it is possible for the workers involved to do so.
4. Offsite Programs: The Church will also be involved in offsite programs in the community, such as providing food boxes to needy families, working with the Salvation Army as Bell Ringers, and other volunteer activities.

The building was constructed in the 1990s, and it received a final Commercial Certificate of Occupancy in 1994 (attachment 6). This building accesses directly from Highway 33. Idaho Transportation Department issued an access permit for this property in 1993 (attachment 7). There is also an existing parking lot on this property, which will be used by the Church members (attachment 5). There is already a well and septic system in place for the building. The septic permit was issued in 1994 by Eastern Idaho Public Health (attachment 9). There is also a sprinkler system installed in the building. The sprinkler system has not been inspected recently, as the building has been vacant for several years.

KEY ISSUES:

On January 12, 2016, the Planning & Zoning Commission discussed the size of the requested use and how it would grow. The application states there are 25-35 attendees, but the Church would like the ability to grow larger with this Permit, possibly to 100 people before reviewing the permit again.

The PZC had concerns about how large the use could grow before the proposed location's capacity would be maxed out. One of the recommended conditions of approval included establishing thresholds for access, parking, septic system, water, and building safety and including them in such a way that the CUP will be reviewed when those thresholds are met. Below are those thresholds:

- **ACCESS FROM HIGHWAY 33:** Idaho Transportation Department has stated this application does not trigger a traffic impact study. The triggers for a traffic impact study include 100 or more new trips during the peak hour or 1000 vehicles per day. The number of trips generated by churches can be based on the building size or the number of seats to determine if a traffic impact study is required. (attachment 7)
 - Based on the building size, ITD estimated the number of trips would be around 50 on Sunday and 8 in the peak hour on Sunday (ITD assumes Sunday is the peak day even if the use meets on a different day of the week).
 - Based on the number of seats, 1.85 trips would be generated per seat on Sunday and 0.61 trips per seat per peak hour on Sunday. This means the Church could have **163 seats** before triggering a traffic impact study ($163 * 0.61 = 99.43$ peak hour trips)
- **PARKING:** Churches require a minimum of one (1) space for each five (5) seats in the principle assembly area (Teton County Code 8-4-5). Based on the existing parking lot and the parking requirements, 27 parking spaces could fit before needing to expand outside of the paved/graveled area. This also includes ADA parking requirements. This means the Church could have **135 seats** before needing to expand the parking area. (attachment 8)
- **SEPTIC SYSTEM:** Eastern Idaho Public Health has stated the capacity of the system in place, without a kitchen being used in the building, could support **98 people** per day. (attachment 9)
- **WATER:** Idaho Department of Water Resources confirmed the well for this property would be considered a domestic well, which is limited to 2,500 gallons per day or 0.4 cfs per day. The volume of water used can be looked at in two ways, by the number of fixtures (sinks, toilets, etc.) and by the number of people.
 - IDWR assumes 3 gallons of water will be used per fixture per minute. This means the Church could have **5 fixtures** before hitting the limit (5 fixtures at 3 gal/fix/min = 0.03 cfs; 6 fixtures at 3 gal/fix/min = 0.04 cfs).
 - IDWR could not find a typical volume of water per person used for churches. Instead, they used amounts for a school. This assumes 15 gallons of water will be used per person per day. This means the Church could have **166 members** per day before reaching the limit (15 gals * 166 = 2490 gallons)
- **BUILDING SAFETY:** The building does have a sprinkler system. Based on the Building Code requirements for this type of use, **a sprinkler system is not required.**
 - If the area exceeds 12,000 ft² or the occupancy load exceeds 300, sprinklers are required. The occupancy load of the assembly area for this building is 151 (based

on the net square footage (1,054) at 1 occupant per 7 ft²). The net square footage of the assembly area would have to be increased to at least 2,100 ft² before a sprinkler system would be required.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE: Idaho Code, Title 67; Section 67-6509, 67-6511, 67-6512, and Title 8, Section 8-6-1 of the Teton County Zoning Ordinance. The public hearing for the Board of County Commissioners was duly noticed in the Teton Valley News. A notification was sent via mail to surrounding property owners within a 300-foot buffer area. A notice was also posted on the property providing information about the public hearing.

COMMENTS FROM NOTIFIED PROPERTY OWNERS & PUBLIC AT LARGE

Staff has not received any written comments from the public at the time of this report. *As of 3-7-2016, staff has not received any public comment. The deadline for comments to be included in the packet prior to the hearing was 3-4-2016.*

SECTION 8-6-1-B-7 CRITERIA FOR APPROVAL OF A CONDITIONAL USE

The following findings of fact shall be made if the Conditional Use is being approved. If the application is being denied, the Board should likewise specify the reasons for denial based on the items listed below.

<i>Criterion</i>	<i>Staff Comments</i>
1. Location is compatible to other uses in the general neighborhood.	The existing structure was built as a commercial building, so its uses are limited in the A-2.5 zone. This property is currently surrounded by residential uses, agricultural uses, and vacant lots.
2. Use will not place undue burden on existing public services and facilities in the vicinity.	This use will utilize an existing structure that is accessible directly from Highway 33. No new structures are being proposed. This building was constructed in 1994, and it would have been included in the calculations for the currently adopted Capital Improvement Plan. The use will have a fairly low impact with the assembly only meeting one evening per week. ITD has confirmed the use would not require a Traffic Impact Study.
3. Site is large enough to accommodate the proposed use and other features of this ordinance	See <u>Key Issues</u> above for comments on thresholds related to Access, Parking, Septic, Water, and Building Safety. Based on these thresholds, the Church membership could grow to a maximum of 98 members before issues would arise, i.e. reaching capacity of the existing septic system. Staff recommends capping the membership at a number just under this maximum to provide for a buffer while reevaluating the permit.
4. Proposed use is in compliance with and supports the goals, policies and objectives of the Comprehensive Plan.	The Community Events & Facilities goals of the Comp Plan are most related to this use as it will provide a new service for the community, which could include cultural and recreational experiences. The volunteer activities associated with this use could also encourage community involvement. This use is utilizing an existing building, which will help minimize costs. This also complies with other goals of the Comp Plan by not adding new infrastructure that could decrease open space, impact agricultural lands and natural resources, or increase the burden on public services. This also accesses directly from Highway 33, which is transit and bicycle friendly.

POSSIBLE BOARD OF COUNTY COMMISSIONER ACTIONS

- A. Approve the CUP, with the possible conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.
- B. Approve of the CUP with modifications to the application request, or adding conditions of approval, having provided the reasons and justifications for the approval and for any modifications or conditions.
- C. Deny the CUP application request and provide the reasons and justifications for the denial.
- D. Continue to a future BoCC Public Hearing with reasons given as to the continuation or need for additional information.
- E. Remand back to the PZC with reasons and justifications for the decision.

SPECIFICATIONS OF THE BOARD

Upon granting or denying a conditional use permit, the Board shall specify (8-6-1-B-8):

- A. The ordinance and standards used in evaluating the application.
- B. The reasons for the approval or denial.
- C. The actions, if any, the applicant could take to obtain a permit.
- D. Conditions may be attached including, but not limited to:
 - 1. Controlling the duration of development;
 - 2. Assuring that development is maintained properly;
 - 3. Designating the exact location and nature of development;
 - 4. Requiring the provision for on-site public facilities or services;
 - 5. Requiring more restrictive standards than those generally required in Title 8;
 - 6. Minimizing adverse impact on other development;
 - 7. Controlling the sequence and timing of development;
 - 8. Designating of the number of non-family employees in the home occupation or home business based on the type of business and the location.

POSSIBLE CONDITIONS OF APPROVAL

- 1. Any additional development or changes to the existing structure on this property requires a Scenic Corridor Design Review, where applicable.
- 2. All outdoor lights must comply with the Teton County Code, if applicable.
- 3. Parking must meet the Teton County Code requirements, including number of spaces and size, as well as ADA accessible requirements.
- 4. The Church membership/attendance is limited to 90 members per day. When membership/attendance reaches 90 people, the Conditional Use Permit must be reviewed by the Planning & Zoning Commission to determine if the size of the membership can change.

POSSIBLE MOTIONS

The following motions could provide a reasoned statement if a Commissioner wanted to approve or deny the application:

APPROVAL

Having concluded that the Criteria for Approval of a Conditional Use Permit found in Title 8-6-1 can be satisfied with the inclusion of the following conditions of approval:

1. *Any additional development or changes to the existing structure on this property requires a Scenic Corridor Design Review, where applicable.*
 2. *All outdoor lights must comply with the Teton County Code, if applicable.*
 3. *Parking must meet the Teton County Code requirements, including number of spaces and size, as well as ADA accessible requirements.*
 4. *The Church membership/attendance is limited to 90 members per day. When membership/attendance reaches 90 people, the Conditional Use Permit must be reviewed by the Planning & Zoning Commission to determine if the size of the membership can change.*
- *and having found that the considerations for granting the Conditional Use Permit can be justified and have been presented in the application materials, staff report, and presentations to the Board of County Commissioners,*
 - *and having found that the proposal is generally consistent with the goals and policies of the 2012-2030 Teton County Comprehensive Plan,*
 - *I move to APPROVE the Conditional Use Permit for the Cowboy Church as described in the application materials submitted December 4, 2015 and as supplemented with additional applicant information attached to this staff report.*

DENIAL

Having concluded that the Criteria for Approval of a Conditional Use Permit found in Title 8-6-1 have not been satisfied, I move to DENY the Conditional Use Permit for the Cowboy Church as described in the application materials submitted December 4, 2015 and as supplemented with additional applicant information attached to this staff report. The following could be done to obtain approval:

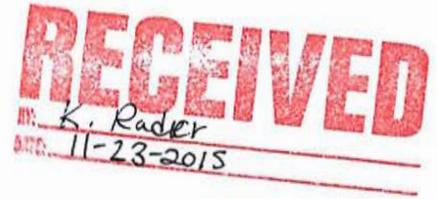
1. ...

Prepared by Kristin Rader on 2-24-2016

ATTACHMENTS:

- | | |
|--|--|
| 1. Application (4 pages) | 8. Parking Example (1 page) |
| 2. Letter of Authorization (1 page) | 9. 1994 Septic Permit & EIPH letter (6 pages) |
| 3. Warranty Deed #170106 (2 pages) | 10. DRC Meeting Notes (3 pages) |
| 4. Narrative (2 pages) | 11. Adjacent Landowner Notification (2 pages) |
| 5. Site Plan (1 page) | 12. PZC Meeting Minutes & Written Decision
(14 pages) |
| 6. 1994 Building Permit (5 pages) | |
| 7. 1993 ITD Access Permit & Traffic Impact
Study information (10 pages) | |

End of Staff Report



CONDITIONAL USE PERMIT APPLICATION

Teton County, Idaho

The planning staff is available to discuss this application and answer questions. Once a complete application is received, it will be reviewed by the planning administrator or his designee and then scheduled for a public hearing with the Planning and Zoning Commission, who will make a recommendation to the Board of County Commissioners. A second public hearing will be scheduled with the Board of County Commissioners who will make the final decision. It is recommended that the applicant review Title 8 of the Teton County Code and 67-6512 of the Idaho Code. Application materials may be viewed on the Teton County Idaho website at www.tetoncountyidaho.gov.

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Valley Group Holding

Applicant: Teton Valley Cowboy Church E-mail: dskite2@gmail.com

Phone: (208) 844-1576 Mailing Address: 124 W 500 N, Blackfoot, Id. 83221

City: _____ State: _____ Zip Code: _____

Engineering Firm: _____ Contact Person: David Kite Phone: (208) 844-1576

Address: 124 W 500 N, Blackfoot, Id. 83221 E-mail: dskite2@gmail.com

Location and Zoning District:

Address: 443 N. Hwy 33, Driggs, Id. Parcel Number: RPO5N4SE 028100

Section: 2 Township: 5 North Range: 45 East Total Acreage: 1

Zoning District: A2-S Requested Land Use: Existing Bldg for Church services

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Board of County Commissioners public hearing.

• Applicant Signature: David Kite Date: 11-16-2015

Fees are non-refundable.

I, the undersigned, am the owner of the referenced property and do hereby give my permission to _____ to be my agent and represent me in the matters of this application. I have read the attached information regarding the application and property and find it to be correct.

• Owner Signature: _____ Date: _____

SECTION I: REQUIRED ITEMS

1. Latest Recorded Deed to the Property
2. Affidavit of Legal Interest
3. Application fee paid in full in accordance with current fee schedule
4. Twelve (12) copies of information and data (pictures, diagrams, etc.) necessary to assure the fullest presentation of the facts for evaluation of the request.
5. Twelve (12) copies of a site plan drawn to scale.
6. Narrative explaining the following:
 - Location is compatible to other uses in the general neighborhood.
 - Use will not place undue burden on existing public services and facilities in the vicinity.
 - Site is large enough to accommodate that proposed use and other features of this ordinance.
 - Proposed use is in compliance with and supports the goals, policies, and objectives of the Comprehensive Plan

SECTION III: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

1. Upon the granting of a conditional use permit, conditions may be attached to a conditional use permit including, but not limited to, those:
 - Minimizing adverse impact on other development;
 - Controlling the sequence and timing of development;
 - Controlling the duration of development;
 - Assuring that development is maintained properly;
 - Designating the exact location and nature of development;
 - Requiring the provision for on-site or off-site public facilities or services;
 - Requiring more restrictive standards than those generally required in this Title;
 - Designating the number of non-family employees in the home occupation and home business based on the type of business and the location;
 - Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.
2. Prior to granting a conditional use permit, studies may be required of the social, economic, fiscal, and environmental effects of the proposed conditional use. A conditional use permit shall not be considered as establishing a binding precedent to grant other conditional use permits. A conditional use permit is not transferable from one (1) parcel of land to another.
3. Commercial Development Agreement for all land uses in the C-1, C-2, C-3, and M zoning designations are required to include the following, as applicable:
 - A site plan and/or survey prepared by a professional surveyor to include current and proposed plan;
 - A professionally prepared landscaping plan;
 - Financial guarantee for public improvements which may include but not be limited to: roads, phone, electric, water, sewer, fire protection, and lighting;
 - Professionally prepared final construction drawings.



RECEIVED
By: K. Rader
Date: 11-23-2015

CONDITIONAL USE PERMIT APPLICATION

Teton County, Idaho

The planning staff is available to discuss this application and answer questions. Once a complete application is received, it will be reviewed by the planning administrator or his designee and then scheduled for a public hearing with the Planning and Zoning Commission, who will make a recommendation to the Board of County Commissioners. A second public hearing will be scheduled with the Board of County Commissioners who will make the final decision. It is recommended that the applicant review Title 8 of the Teton County Code and 67-6512 of the Idaho Code. Application materials may be viewed on the Teton County Idaho website at www.tetoncountyyidaho.gov.

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Applicant: Teton Valley Cowboy Church E-mail: dskite2@gmail.com

Phone: (208) 844-1576 Mailing Address: 124 W 500 N, Blackfoot, Id. 83221

City: _____ State: _____ Zip Code: _____

Engineering Firm: _____ Contact Person: David Kite Phone: (208) 844-1576

Address: 124 W 500 N, Blackfoot, Id. 83221 E-mail: dskite2@gmail.com

Location and Zoning District:

Address: 443 N. Hwy 33, Driggs, Id. Parcel Number: RP05N4SE 028100

Section: 2 Township: 5 North Range: 45 EAST Total Acreage: 1

Zoning District: A2.5 Requested Land Use: Existing Bldg for Church services

TETON VALLEY COWBOY CHURCH INC
443 N HIGHWAY 33
TETONIA, ID 83452

92-372-1231

1005

Understand that the items on the agenda for the

11-30-15
date

- 2015

Pay to the order of Teton County \$ 1260.00
One thousand two hundred sixty and no/100th dollars

usbank. All of us serving you*

for Use Permit Frank Saline MP

RECEIVED
BY: K. Rader
DATE: 11-19-2015



PLANNING AND BUILDING DEPARTMENT
AFFIDAVIT OF LEGAL INTEREST and
LETTER OF AUTHORIZATION

Robert H. Testa, "Owner" whose address is _____
12124 Castle Ridge Rd City Raleigh State NC Zip 27614

As owner of property more specifically described as: 4443 W. HWY 33
Tetonia ID. 83452

HEREBY AUTHORIZES David Kite - Cowboy Church as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Teton County Commissioners, Teton County Planning and Zoning, Building, and or other County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Teton County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Teton County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the forgoing is true and, if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

X Robert H. Testa
(Signature of Owner)

Robert H. Testa Title Manager
(Print Name)

X _____
(Signature of Co-Owner)

_____ Title _____
(Print Name)

X _____
(Secretary or Corporate Owner)

(Print Name)

NOTARY:
STATE OF: North Carolina SS. _____

COUNTY OF: WAKE Zip 27614

Subscribed and sworn to before me by _____
this 5th day of NOVEMBER 20 15.

WITNESS my hand and official seal.
X James B. Reigel
Notary Public

12-28-2019
Expiration Date

RECEIVED

AUG 09 2005

TETON COUNTY
CLERK RECORDER

170106

Instrument # 170106

ATTACHMENT 3

DRIGGS, TETON, IDAHO
2005-08-09 03:37:35 No. of Pages: 2
Recorded for : A W ENGINEERING
NOLAN G. BOYLE
Ex-Officio Recorder Deputy *[Signature]* Fee: 0.00
Index to: DEED, WARRANTY

WARRANTY DEED

Warranty deed made this 21th day of July, 2005, between VALLEY GROUP HOLDINGS LLC of Driggs, Idaho 83422 referred to as Grantor, and VALLEY GROUP HOLDINGS LLC of Driggs, Idaho 83422 referred to as Grantee.

Grantor in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and do hereby grant, bargain, sell and convey, and confirm unto Grantee and its heirs and assigns forever, all the following described real estate situated in Teton County, Idaho:

A PART OF THE NORTHWEST QUARTER SOUTHEAST QUARTER SECTION 2, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS :
FROM THE SOUTH QUARTER CORNER OF SAID SECTION 2, THENCE N 89°54'38"E, 39.24 FEET ALONG THE SOUTHERN SECTION LINE TO THE EASTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 33 AND THENCE N 00°44'14"W, 1817.72 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING;
THENCE N 00°44'14"W, 217.82 FEET FURTHER ALONG SAID RIGHT-OF-WAY TO A POINT;
THENCE N 89°59'46"E, 200.00 FEET TO A POINT;
THENCE S 00°44'14"E, 217.82 FEET TO A POINT;
THENCE S 89°59'46"W, 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.00 ACRE, MORE OR LESS.

SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD AND AS DESCRIBED AND SHOWN ON INSTRUMENT #116045, AS RECORDED IN THE OFFICE OF THE CLERK OF TETON COUNTY, IDAHO.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

170106

And Grantor and its heirs shall and will warrant and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, its heirs, and assigns against Grantor and its heirs and against all and every person and persons whomsoever, lawfully claiming the same.

Restriction: The above parcel cannot be further split under the provisions of the Teton County Subdivision Ordinance, Article VII, Section 1-7-16: One Time Only Split of One Parcel of Land Parcel of Land, June 14, 1999.

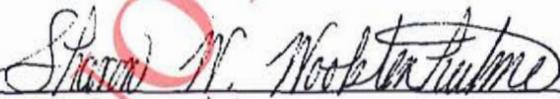
Grantor has hereunto set his hands on the day and year first above written.



TRAVIS THOMPSON - Representative for VALLEY GROUP HOLDINGS LLC

STATE OF Idaho)
County of Teton)
SS

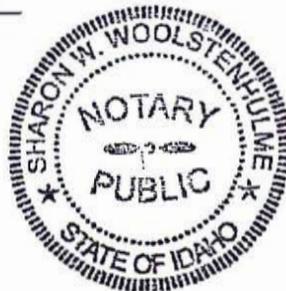
On this 27th day of July in the year of 2005, before me, a Notary Public in and for said State, personally appeared TRAVIS THOMPSON known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



Notary Public for Idaho

Residing at: Victor, Idaho

My commission expires: 10/15/2008



170106

Teton Valley Cowboy Church, Driggs, ID

David Kite, Pastor 208-844-1576

ATTACHMENT 4

TO: Teton County Planning and Building Department

FROM: Teton Valley Cowboy Church, David Kite, Pastor

DATE: December 3, 2015

My name is David Kite and I am the pastor of the Teton Valley Cowboy Church (TVCC). My wife, Sue, and I came here to Driggs at the request of the Simper family who manage the H. D. Dunn Ranch. Rhoda Simper, Sue, and I worked together at our annual Rodeo Bible Camp in Downey, ID, and it was there that Rhoda made the request that we consider Driggs for a new Cowboy Church plant.

After several trips here to the Valley and much prayer and thought, TVCC was birthed in September 2014 and we began holding services at the Fairgrounds in the exhibit building adjacent to the indoor arena. While the fairgrounds was a good location and served us well for the first 11 months, not being able to put out any signage at the fairgrounds limited us in letting the Community know where we were and when we met.

In our search for a location with good highway exposure, the building at 443 N. Hwy. 33 was a perfect fit. We had called about the building when we first came to Driggs, but it was under a lease/purchase agreement at the time. My initial contact on the building was with the owner's local representative, Laurie Farmer. It was only after we began searching again after the 11 months at the fairgrounds that the 443 N. Hwy. 33 property was again available. This time I called Mr. George Wilson whose number was on the sign to ask about renting the building. As the Lord would have it, Mr. Wilson has been a friend of my family for over 50 years back in North Carolina. He believes in our ministry here and has made it very affordable for TVCC to rent his building. As a result, we are able to invest in the ongoing services of Teton County as well as ministries of our own.

Just this past summer, we sponsored a Junior Rodeo in which we did a 100% payback to the kids. Not wanting any kid to not be able to compete for financial reasons, we scholarshipped any child who needed it. The rodeo was a great success with over 65 contestants and an immediate request to repeat next year. Admission to the Rodeo was a volunteer-donation of canned goods for the local Food Bank.

At Thanksgiving we put together eight (8) food boxes for needy families here in the Valley. We are planning to do food boxes for needy families at Christmas and participate in Subs for Santa. We also will be meeting with Salvation Army representatives to see how we might assist them as bell ringers during this Christmas season. We contribute regularly to the Food Bank; and as pastor, either I, or a member of TVCC, have met with Willie Warner of Driggs Crisis Control, SPAN, and the local School Board (at the request of Nan Pugh) to bring information back to our congregation for future involvement.

Currently, we are having 25-35 each week in attendance; and our purpose as a congregation is to make a lasting and positive impact here in Teton Valley. Thank you for giving TVCC an opportunity to serve and grow with everyone here who desires only the best for Teton County.

Respectfully submitted,
David Kite, Pastor

From: [David Kite](#)
To: [Kristin Rader](#)
Cc: [Rhoda Simper](#); [Holidays in United States](#)
Subject: Addendum to Narrative for Teton Valley Cowboy Church
Date: Friday, December 04, 2015 11:48:44 PM

ADDENDUM TO NARRATIVE FOR TETON VALLEY COWBOY CHURCH

CURRENT SCHEDULED USE OF BUILDING:

- Each Monday night the church service is from 7:00 - 8:00 pm. Members and guests usually begin arriving by 6:30 and by 9:00 we have locked the doors and vacated the building.
- The 3rd Monday night of each month we have a church-wide fellowship meal at 6:00 pm (before the 7:00 pm service.)
- Beginning in January 2016 we have plans to start a discipleship class that will be the 1st, 2nd and 4th Mondays each week starting at 6:00 pm.
- We plan to conduct a Vacation Bible School (VBS) this coming summer for children ages 5 and up. This would be a 5 day event conducted in the mornings from 9 - noon. This event may or may not take place, depending on availability of workers and summer schedules.

As I'm sure you are aware, this building has its own well and septic system.

Respectfully submitted,
David Kite, Pastor



33

W 4350 N

RP001590000250
TROUITS IV RANCH HO ASSOC

RP05N45E028152
RUNDE CHARLES

RP05N45E028151
YEREMIAN BRUCE

RP05N5E029250
ANDERSON PETER

Trouits Ranch Rd

TETON COUNTY, IDAHO
PLANNING AND BUILDING
DEPARTMENT

COMMERCIAL
CERTIFICATE OF OCCUPANCY
INDICATES COMPLIANCE WITH THE 1991 UNIFORM BUILDING CODE

Date Issued 6-27-1994 Building Permit Number 032494-1
Section 2 Township 5 N Range 45 E

Name On Permit NOR-CON LEASING
Address 443 NORTH HWY 33
City DEIGGS State IO Zip Code 83422
Subdivision N/A Lot _____ Blk. _____

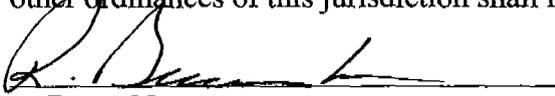
Name Of Owner SAME
Address _____ City _____ State _____
Phone (208) 527 3979

Zoning District A-2.5 Type Of Construction V
Occupancy Group B Div. 2 Use OFFICE
Occupancy Load _____ Shall Be Posted Yes _____ No _____

Final Certificate Of Occupancy
 Temporary Certificate Of Occupancy
Expiration Of Temporary Certificate Date _____

The Certificate Of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

Issuance of the Certificate Of Occupancy shall not be construed as an approval of a violation of the provisions of these code or other ordinances of this jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of this jurisdiction shall not be valid.


R. Bruce Nye
Teton County Building Official

Needs C-0

TETON COUNTY BUILDING PERMIT APPLICATION

TETON COUNTY BUILDING DEPARTMENT
P.O. BOX 756 - DRIGGS, ID 83422
(208)354-2593

OWNER: Nor-con Leasing PHONE # 208-527-3979
**** Copy of Warranty Deed must accompany this application ****

MAILING ADDRESS po Box 735 Arco Idaho 83402

APPLICANT (if other than owner) _____ PHONE _____

MAILING ADDRESS _____
**If applicant is other than owner, a statement authorizing applicant to act as agent for owner must accompany this application.

LOCATION: Sections 5 & 6 of Township 5 N Range 45 E Map # _____
General Location 2 1/2 miles North of Driggs
Street Address _____
Subdivision Name _____ Lot # _____

ZONING DISTRICT: _____

PROPOSED USE: Please describe the precise nature of the proposed use (e.g. barn, single family dwelling, garage, shed, etc.)
Office building

NOR-CON LEASING
P.O. BOX 735 PH. 208-527-3979
ARCO, ID 83213

2157

92-6/1241

3-24 1994

PAY TO THE ORDER OF: TETON PLANNING \$ 1,107.⁰⁰
one thousand one hundred and seven dollars and 00/100 DOLLARS

First Security Bank
First Security Bank of Idaho
102 Main Avenue South
Twin Falls, Idaho 83301

Donald Northrup

FOR BUILDERS PERMIT

⑈002157⑈ ⑆124100064⑆167 00035 48⑈

PROPERTY ACRES 2.0000 39. 11.

Is this for residential _____ or commercial X

OFFICE USE ONLY: Building Permit Number 532494-1
Building Permit Fee _____
Plan Review Fee _____

Value = \$175,703.04

24

3-21-94 ~~94~~ Foundation Inspect Look Good
3-31-94 Foundation Inspect " "

5-24-94 - FRAMING

BUILDING IS SPRINKLERED
BASED ON THAT IS THE FAST TRACK
IT ONLY STAYS IF WE DECIDE AGAINST
THE DRAFT STOP IN ATTIC.

FRAMING BEAMS INSTALLED
BEAMS GOOD

11-DRINK TAP

FRAMING LOOKING GOOD

EXCLUDES ROOF

ATTIC & CRAWL SPACE ACCESS. OK

UNABLE TO GET IN CRAWL SPACE

LP FURNACE NOT FINISHED

INSTALLED BY HVAC CREW

LOOKS GOOD

1 AM SUPERVISION AROUND
FURNACE RM.

5-27-94 - INSULATION
(CALL GARY HENRY) 10:00 AM.

INSULATION - LOOKS GOOD

6-27-94 - FINAL OK.
WALKTHROUGH W/ GARY HENRY
BUILDING SPRINKLERED
LOOK GOOD.

2-27-94

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 1262
CONNECTION TEL 13077336068
SUBADDRESS
CONNECTION ID
ST. TIME 01/13 11:50
USAGE T 01'15
PGS. 1
RESULT OK

**TETON COUNTY, IDAHO
PLANNING AND BUILDING
DEPARTMENT**

**COMMERCIAL
CERTIFICATE OF OCCUPANCY
INDICATES COMPLIANCE WITH THE 1991 UNIFORM BUILDING CODE**

Date Issued 6-27-1994 Building Permit Number 032494-1
Section 2 Township 5N Range 45E

Name On Permit NOR-CON LEASING
Address 443 NORTH HWY 33
City DEIGGS State IO Zip Code 83422
Subdivision N/A Lot _____ Blk. _____

Name Of Owner SAME
Address _____ City _____ State _____
Phone (208) 527 3979

Zoning District A-2.5 Type Of Construction V
Occupancy Group B Div. 2 Use OFFICE
Occupancy Load _____ Shall Be Posted Yes _____ No _____

Final Certificate Of Occupancy
 Temporary Certificate Of Occupancy
Expiration Of Temporary Certificate Date _____

The Certificate Of Occupancy shall be posted in a conspicuous place on the premises and shall not be removed except by the Building Official.

Issuance of the Certificate Of Occupancy shall not be construed as an approval of a violation of the provisions of these code or other ordinances of this jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this code or other ordinances of this jurisdiction shall not be valid.

APPLICATION AND PERMIT TO USE RIGHT OF WAY APPROACHES AND OTHER ATTACHMENT 7

SEE: S & P MANUAL 2-615 TRAFFIC MANUAL 12-450 PROJECT NO. W.P.H 149-F ROUTE NO. SH-33 683+917 4 miles north of driggs STATION TO STATION DISTANCE FROM NEAREST TOWN OR JUNCTION

Table with permit details: SEG. NO. 002460, M.P. TO M.P. 136.83, PERMIT NO. 06-94-093, REC. NO. 7278, FEE \$ 40.00

SIGHT DISTANCE 1000 ft. POSTED SPEED 55

TYPE ACCESS CONTROL Standard BOARD MINUTE ENTRY DATE

Table with approach details: APPROACH, QUANTITY one, WIDTH 30ft., EST. VOLUME, Business, GSA - Office

Table with other details: OTHER, EXPLAIN:

ATTACH SKETCH OF PROPOSED WORK AND TRAFFIC CONTROL PLANS SPECIAL PROVISIONS:

NOTE.

- 1. All Attached Provisions Must Be Followed. 2. A Drain Pipe Of 12 inch Or Larger Must Be Installed. 3. IN The Event Of Increased Traffic Or Related Traffic Problems A Traffic Impact Study May Be Required At The Developers Expense.

I CERTIFY THAT I AM THE OWNER OR AUTHORIZED REPRESENTATIVE OF THE PROPOSED PROPERTY TO BE SERVED AND AGREE TO DO THE WORK REQUESTED HEREON IN ACCORDANCE WITH THE GENERAL REQUIREMENTS PRINTED ON THE REVERSE SIDE, THE SPECIAL PROVISIONS AND THE PLANS MADE A PART OF THIS PERMIT.

ADDRESS OF PERMITTEE

THE NORTHROP CO. P.O. Box 735 IRRO IDAHO 83213 CITY STATE ZIP

Donald Northrop APPLICANT-PLEASE TYPE OR PRINT Signature of owner or authorized representative DATE 10-1-93

LOCAL GOVERNMENT APPROVAL WHEN REQUIRED

DATE: TITLE: SIGNATURE:

SUBJECT TO ALL TERMS, CONDITIONS AND PROVISIONS SHOWN ON THIS FORM OR ATTACHMENTS, PERMISSION IS HEREBY GRANTED TO THE ABOVE NAMED APPLICANT TO PERFORM THE WORK DESCRIBED ABOVE. STATE HIGHWAY ADMINISTRATOR

DATE: 11/8/93 BY: [Signature] DISTRICT ENGINEER

GENERAL REQUIREMENTS

1. APPROACHES SHALL BE FOR THE BONA FIDE PURPOSE OF SECURING ACCESS AND NOT FOR THE PURPOSE OF PARKING, CONDUCTING BUSINESS, OR SERVICING VEHICLES ON THE HIGHWAY RIGHT OF WAY.
 2. NO REVISIONS OR ADDITIONS SHALL BE MADE TO AN APPROACH OR ITS APPURTENANCES ON THE RIGHT OF WAY WITHOUT THE WRITTEN PERMISSION OF THE DEPARTMENT.
 3. THE PERMITTEE SHALL FURNISH ALL MATERIAL, LABOR AND EQUIPMENT INVOLVED IN THE CONSTRUCTION OF THE APPROACH AND ITS APPURTENANCES. THIS SHALL INCLUDE FURNISHING DRAINAGE PIPE OF A SIZE SPECIFIED ON PERMIT (12 INCH MINIMUM) CURB AND CUTTER, CONCRETE SIDEWALK, ETC WHERE REQUIRED. MATERIALS AND WORKMANSHIP SHALL BE GOOD QUALITY AND ARE SUBJECT TO INSPECTION BY THE DEPARTMENT.
 4. THE DEPARTMENT RESERVES THE RIGHT TO MAKE AT ANY TIME, SUCH CHANGES, ADDITIONS, REPAIRS AND RELOCATIONS TO ANY APPROACH OR ITS APPURTENANCES WITHIN THE HIGHWAY RIGHT OF WAY AS MAY BE NECESSARY TO PERMIT THE RELOCATION, RECONSTRUCTION, WIDENING AND MAINTENANCE OF THE HIGHWAY AND/OR TO PROVIDE PROPER PROTECTION TO LIFE AND PROPERTY ON OR ADJACENT TO THE HIGHWAY.
 5. DRIVEWAYS AND RURAL APPROACHES SHALL CONFORM TO THE PLANS MADE A PART OF THIS PERMIT. ADEQUATE DRAWINGS OR SKETCHES SHALL BE INCLUDED SHOWING THE DESIGN, CONSTRUCTION REQUIREMENTS AND PROPOSED LOCATION OF THE APPROACH BY ROUTE, STATION AND MILEPOST.
 6. THE DEPARTMENT MAY CHANGE, AMEND OR TERMINATE THIS PERMIT OR ANY OF THE CONDITIONS HEREIN ENUMERATED IF PERMITTEE FAILS TO COMPLY WITH ITS PROVISIONS OR REQUIREMENTS AS SET FORTH HEREON.
 7. DURING THE CONSTRUCTION OF THE APPROACH(ES), SUCH BARRICADES, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE ERECTED AND MAINTAINED BY THE PERMITTEE, AS MAY BE DEEMED NECESSARY BY THE DEPARTMENT. SAID DEVICES SHALL CONFORM TO THE CURRENT ISSUE OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. PARKED EQUIPMENT AND STORED MATERIALS SHALL BE AS FAR FROM THE TRAVELWAY AS FEASIBLE. ITEMS STORED WITHIN 30 FT. OF THE TRAVELWAY SHALL BE MARKED AND PROTECTED.
 8. IN ACCEPTING THIS PERMIT, THE PERMITTEE, ITS SUCCESSORS AND ASSIGNS, AGREES TO HOLD THE DEPARTMENT HARMLESS FROM ANY LIABILITY CAUSED BY THE INSTALLATION, CONSTRUCTION, MAINTENANCE OR OPERATION OF THE APPROACH(ES).
 9. IF THE WORK DONE UNDER THIS PERMIT INTERFERES IN ANY WAY WITH THE DRAINAGE OF THE STATE HIGHWAY, THE PERMITTEE SHALL WHOLLY AND AT HIS OWN EXPENSE MAKE SUCH PROVISION AS THE DISTRICT ENGINEER MAY DIRECT TO TAKE CARE OF SAID DRAINAGE.
 10. ON COMPLETION OF SAID WORK HEREIN CONTEMPLATED ALL RUBBISH AND DEBRIS SHALL BE IMMEDIATELY REMOVED AND THE ROADWAY AND ROADSIDE SHALL BE LEFT NEAT AND PRESENTABLE AND TO THE SATISFACTION OF THE DISTRICT ENGINEER.
 11. THE PERMITTEE SHALL MAINTAIN AT HIS OR THEIR SOLE EXPENSE THE STRUCTURE OR OBJECT FOR WHICH THIS PERMIT IS GRANTED IN A CONDITION SATISFACTORY TO THE DISTRICT ENGINEER.
 12. NEITHER THE ACCEPTANCE OF THIS PERMIT NOR ANYTHING HEREIN CONTAINED SHALL BE CONSTRUED AS A WAIVER BY THE PERMITTEE OF ANY RIGHTS GIVEN IT BY THE CONSTITUTION OR LAWS OF THE STATE OF IDAHO OR OF THE UNITED STATES.
 13. NO WORK SHALL BE STARTED UNTIL AN AUTHORIZED REPRESENTATIVE OF THE DEPARTMENT HAS GIVEN NOTICE TO THE PERMITTEE TO PROCEED.
 14. A BOND IN THE AMOUNT OF \$ _____ IS REQUIRED FOR THE PROTECTION OF THE STATE AS SET FORTH IN THE TERMS OF THE BOND.
 15. THIS PERMIT SHALL BE VOID UNLESS THE WORK HEREIN CONTEMPLATED SHALL HAVE BEEN COMPLETED BEFORE 06-01-94
DATE
 16. THE DEPARTMENT HEREBY RESERVES THE RIGHT TO ORDER THE CHANGE OF LOCATION OR THE REMOVAL OF ANY STRUCTURES OR FACILIT(IES) AUTHORIZED BY THIS PERMIT, SAID CHANGE OR REMOVAL TO BE MADE AT THE SOLE EXPENSE OF THE PERMITTEE OR ITS SUCCESSORS OR ASSIGNS, UNLESS SUCH STRUCTURE(S) OR FACILIT(IES) HAVE BEEN LOCATED PERSUANT TO THE SPECIAL PROVISIONS OF FORM DH-2111.
- . A PERMITTEE WHO HAS A PERMIT DENIED AT THE DISTRICT LEVEL MAY APPEAL THE DENIAL TO THE STATE HIGHWAY ADMINISTRATOR AND FINALLY TO THE IDAHO TRANSPORTATION BOARD.

DISTRICT STAFF REVIEW				
REVIEW	✓	REVIEWER INITIAL	RECOMMENDATION	
			YES	*NO
TRAFFIC	✓	<i>[Signature]</i>	✓	
MAINTENANCE	✓	<i>[Signature]</i>	✓	
DESIGN	✓	<i>[Signature]</i>	✓	
RIGHT OF WAY	✓	<i>[Signature]</i>	✓	
PERMIT ISSUED BY			✓	

RAY WOLF

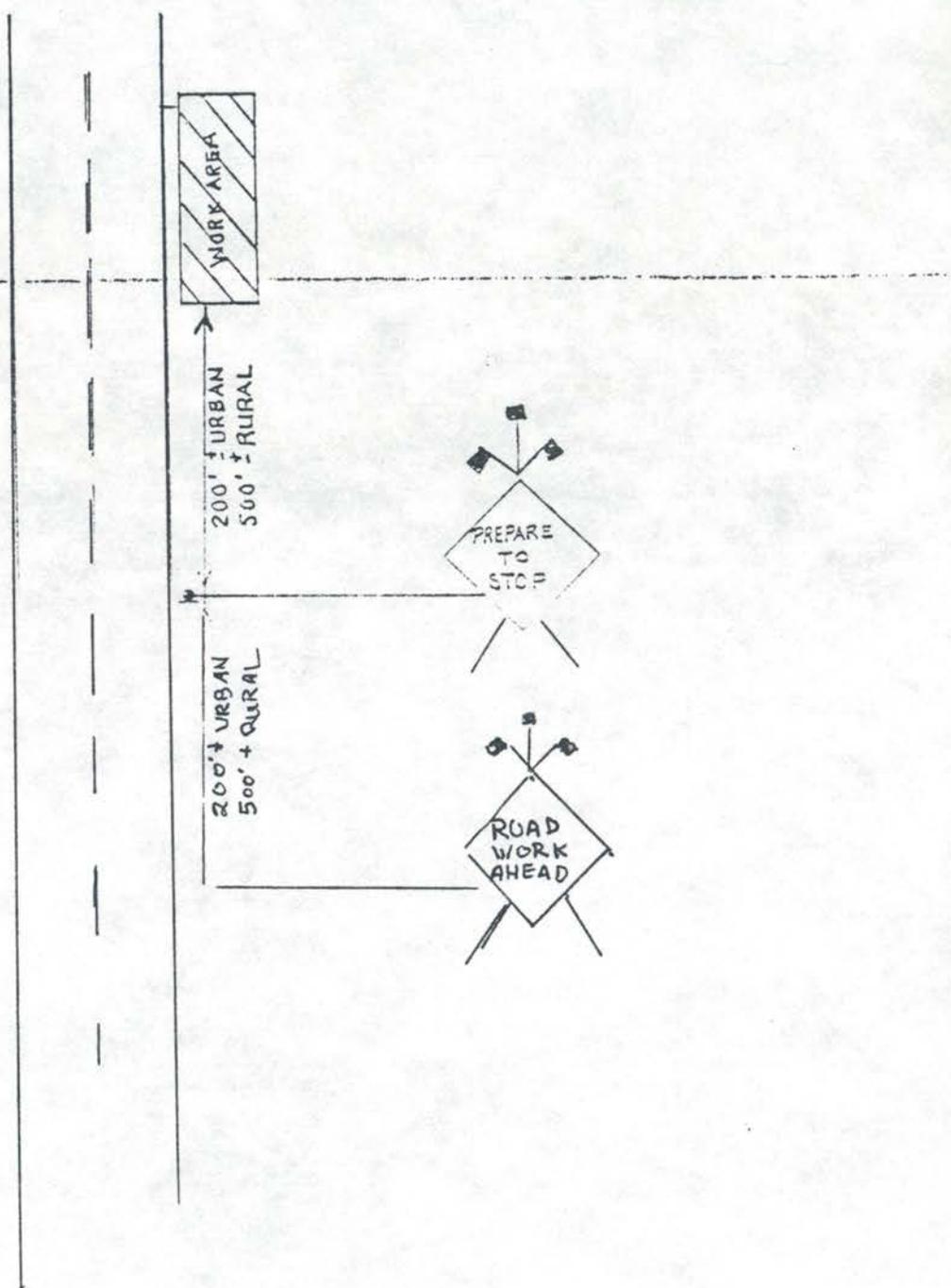
BOISE STAFF REVIEW				
REVIEW	✓	REVIEWER INITIAL	RECOMMENDATION	
			YES	*NO
TRAFFIC				
BRIDGE				
RIGHT OF WAY				

*ATTACH REASON FOR RECOMMENDATION

SPECIAL PROVISIONS
FOR
RIGHT OF WAY PERMITS

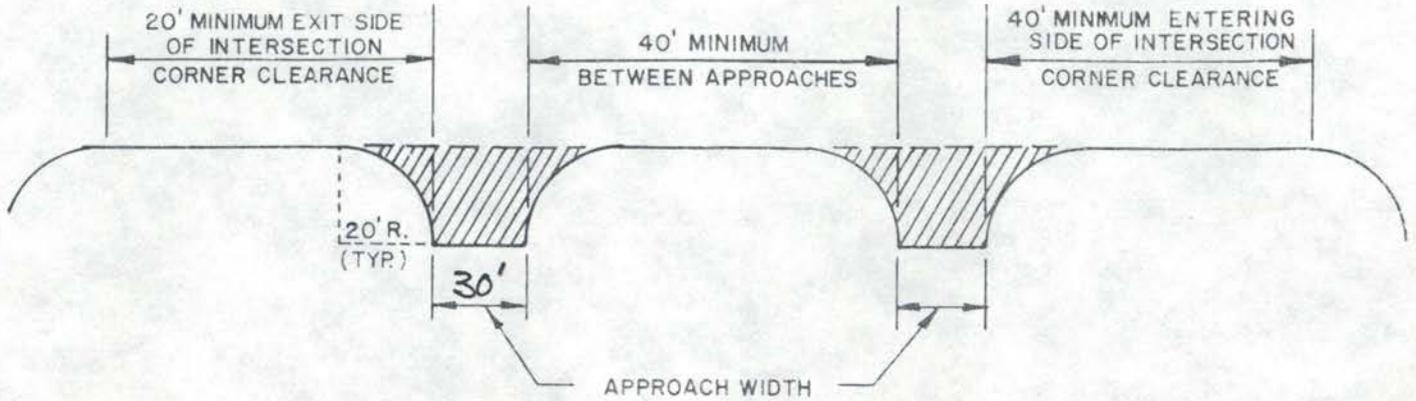
NO. 06-94-093

1. The approach shall be constructed of suitable granular material. Surfacing may be asphalt, or granular material. In curb and gutter section, surface may be concrete.
2. The approach shall slope slightly away from the highway pavement for proper surface drainage, and have the same or flatter side slopes as adjoining roadway.
3. A suitable concrete or corrugated metal pipe shall be placed under the approach to facilitate side ditch drainage.



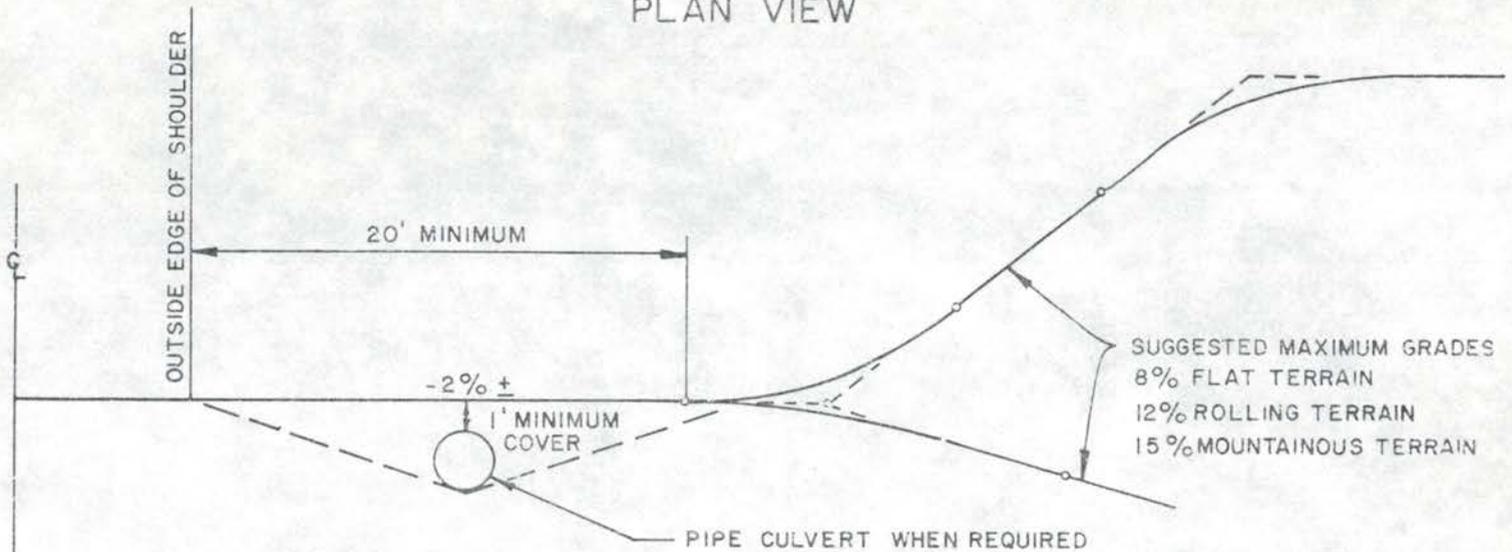
STANDARD CONSTRUCTION PLANS FOR RURAL PRIVATE APPROACHES

APPLICATION NO.
06-94-093

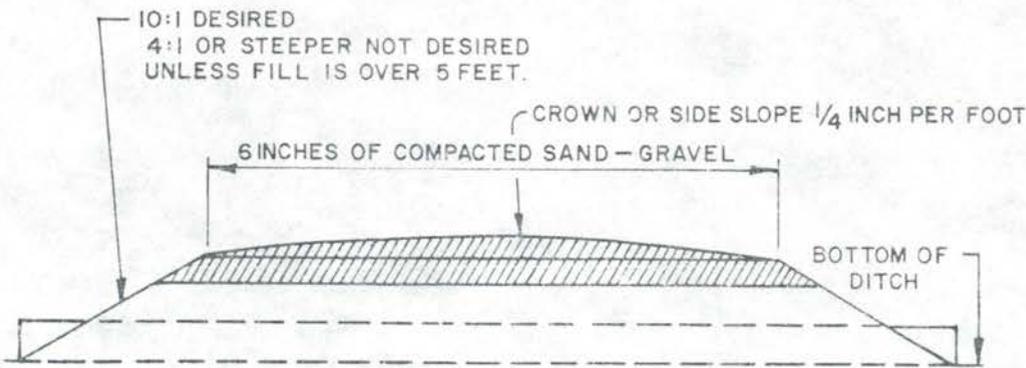


6 INCH DEPTH OF COMPACTED SAND - GRAVEL IN HATCHED AREAS

PLAN VIEW

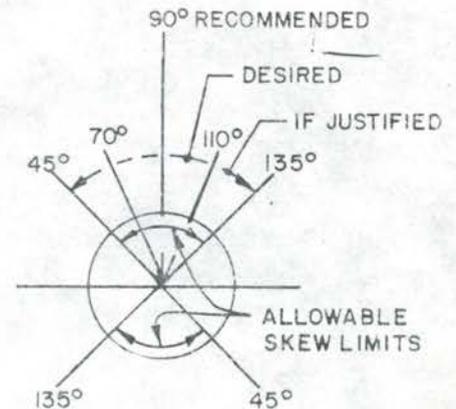


GRADE REQUIREMENTS



PIPE CULVERT

APPROACH CROSS SECTION VIEW



ANGLE OF APPROACH
APPLIED FOR 90°



671+00

20' ±

675+00 = M.P.

20' Field Apprx. Sta. 674+70
 R/W Pmt. # 6-71-127 MP 197.04
 Rammell Brothers

N.W. 1/4 SE 1/4 2
 Prudential Ins. Co.

Fall River
 90° over head
 STA. 680+20
 M.P. 137.09

PERMIT 06-94-093
 DON NORTHROP
 M.P. 136.83 STA-683+917

130' Commercial Approach
 For GSA Building.

Pot. Cellar
 Rammell Brothers
 30' Apprx. 685+50
 Log House

Verle Jardine
 STA. 683+58 M.P.

House ±32

685+37 20' Af

687+50

Verle C. Jardine
 30' Apprx. 687+95
 Pmt. No. 6-67-39 (2)

MP 196.75 30' Apprx. 689+60
 Verle C. Jardine
 Pmt. No. 6-71-92

1350 L.F. Const. Small Ditch

Fall River Electric
 STA. 690+74 M.P.

House

Windmill

694+25

±50 Shed

694+50

S.W. 1/4 N.E. 1/4
 Missouri State Life Ins. Co.

APR 1933
 Pmt. 6-86-101 M.P. Bell

B.M.
 6170.05

Nail in Tel. Pole
 46 Ft. 673170

B.M.
 6171.98

Nail in Tel. Pole
 37 Ft. 684195

Kristin Rader

From: Benjamin Burke <Benjamin.Burke@itd.idaho.gov>
Sent: Tuesday, February 16, 2016 2:52 PM
To: Kristin Rader
Subject: RE: Cowboy Church - ITD Traffic Study requirements

Kristin,

For churches, it can be based on the size of the building or by the number of seats.

For every 1000 SF of Gross Floor Area, generates:

- 9.11 trips per weekday
- 0.87 trips per AM peak hour on a weekday
- 0.94 trips per PM peak hour on a weekday
- 10.37 trips per Saturday
- 3.54 trips per peak hour on Saturday
- 36.65 trips per Sunday
- 12.04 trips per peak hour on Sunday

For every seat generates:

- 0.61 trips per weekday
- 0.90 trips per Saturday
- 0.60 trips per peak hour on Saturday
- 1.85 trips per Sunday
- 0.61 trips per peak hour on Sunday.

Ben

From: Kristin Rader [mailto:krader@co.teton.id.us]
Sent: Tuesday, February 16, 2016 1:50 PM
To: Benjamin Burke
Subject: RE: Cowboy Church - ITD Traffic Study requirements

Thanks, Ben. Are the trips per day based on the size of the building or the number of people using it? The Planning Commission is trying to set a limit for their growth before they have to come in for a review. Would the assumed 50 and 8 trips change? They currently have about 35 attendees, but they're requesting up to 100. Also, if there's just a formula you use to calculate it, you can just send that to me.

Thanks!

Kristin Rader, CFM
Planner

Teton County, Idaho
150 Courthouse Drive #107
Driggs, Idaho 83422
Ph. (208) 354-2593 ext. 200
Fax (208) 354-8410
krader@co.teton.id.us





From: Benjamin Burke [<mailto:Benjamin.Burke@itd.idaho.gov>]
Sent: Tuesday, February 16, 2016 1:02 PM
To: Kristin Rader <krader@co.teton.id.us>; Mark Layton <Mark.Layton@itd.idaho.gov>
Subject: RE: Cowboy Church - ITD Traffic Study requirements

Kristen,

The ITE Trip Generation Manual assumes the peak day is Sunday. I would use the same numbers regardless of the day they meet.

Ben

From: Kristin Rader [<mailto:krader@co.teton.id.us>]
Sent: Tuesday, February 16, 2016 11:51 AM
To: Benjamin Burke; Mark Layton
Subject: RE: Cowboy Church - ITD Traffic Study requirements

Thanks, Ben. This church is actually meeting on Monday evenings. Will that change the number of trips?

Kristin Rader, CFM
Planner
Teton County, Idaho
150 Courthouse Drive #107
Driggs, Idaho 83422
Ph. (208) 354-2593 ext. 200
Fax (208) 354-8410
krader@co.teton.id.us



From: Benjamin Burke [<mailto:Benjamin.Burke@itd.idaho.gov>]
Sent: Tuesday, February 16, 2016 11:35 AM
To: Kristin Rader <krader@co.teton.id.us>; Mark Layton <Mark.Layton@itd.idaho.gov>
Subject: RE: Cowboy Church - ITD Traffic Study requirements

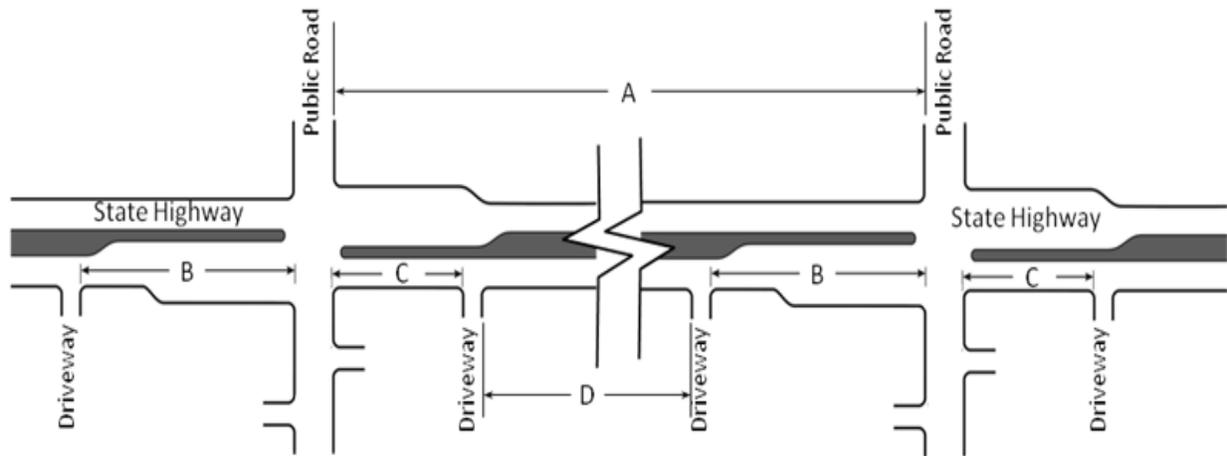
Kristen,

I hope this email will be enough. Attached is the our thresholds for requiring new development to produce a Traffic Impact Study. We looked the building and from the ITE Trip Generation Manual, we determine that the number of trips would be around 50 on Sunday and 8 in the peak hour on Sunday.

Let me know if you need more.

Ben

Figure 1:



(10-1-12)T

d. The District Engineer shall have the authority to deny an encroachment permit or require the applicant to provide a Traffic Impact Study when an on-site review indicates that the optimal conditions (such as sight distance and queue length) assumed in Table 1 do not exist, and that operational or safety problems may result from the encroachment spacing. (10-1-12)T

e. The District Engineer shall have the authority to approve a decrease in the minimum access spacing distances set forth in Table 1, provided that the basis for any exception is justified and documented. The basis for the exception may include overriding economic opportunity considerations. For any exception that would result in a decrease in access spacing of more than ten percent (10%) of the distances set forth in Table 1, a Traffic Impact Study will be required in order to determine whether auxiliary lanes or other appropriate mitigation must be included in the permit's conditions. (10-1-12)T

f. Unless the requirement is waived by the District Engineer, a Traffic Impact Study shall also be required when a new or expanded development seeks direct access to a state highway, and at full build out will generate one hundred (100) or more new trips during the peak hour, the new volume of trips will equal or exceed one thousand (1000) vehicles per day, or the new vehicle volume will result from development that equals or exceeds the threshold values in Table 2. If the District Engineer waives the requirement for a Traffic Impact Study, the basis for such waiver shall be justified and documented. (10-1-12)T

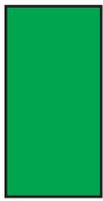
g. When required, the Traffic Impact Study shall document access needs and impacts and whether any highway modifications are necessary to accommodate the new traffic volumes generated by the development. Such modifications could include, for example, turn lanes, additional through lanes, acceleration or deceleration lanes, medians, traffic signals, removal and/or consolidation of existing approaches, approaches limited to right-in/right-out access only, etc. (10-1-12)T

h. If a District Engineer denies an encroachment permit application and the denial is appealed to the board, the board or its delegate shall have the authority to approve exceptions to the access and signal spacing distances in Table 1 if, in the judgment of the board, overriding economic considerations cause the exceptions to be in the best interests of the public. (10-1-12)T

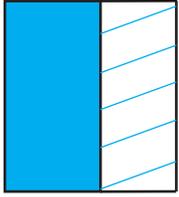
COWBOY CHURCH CUP

Example Parking Layout
(ordinance requires 1 space for each 5 seats in the
principle assembly area)

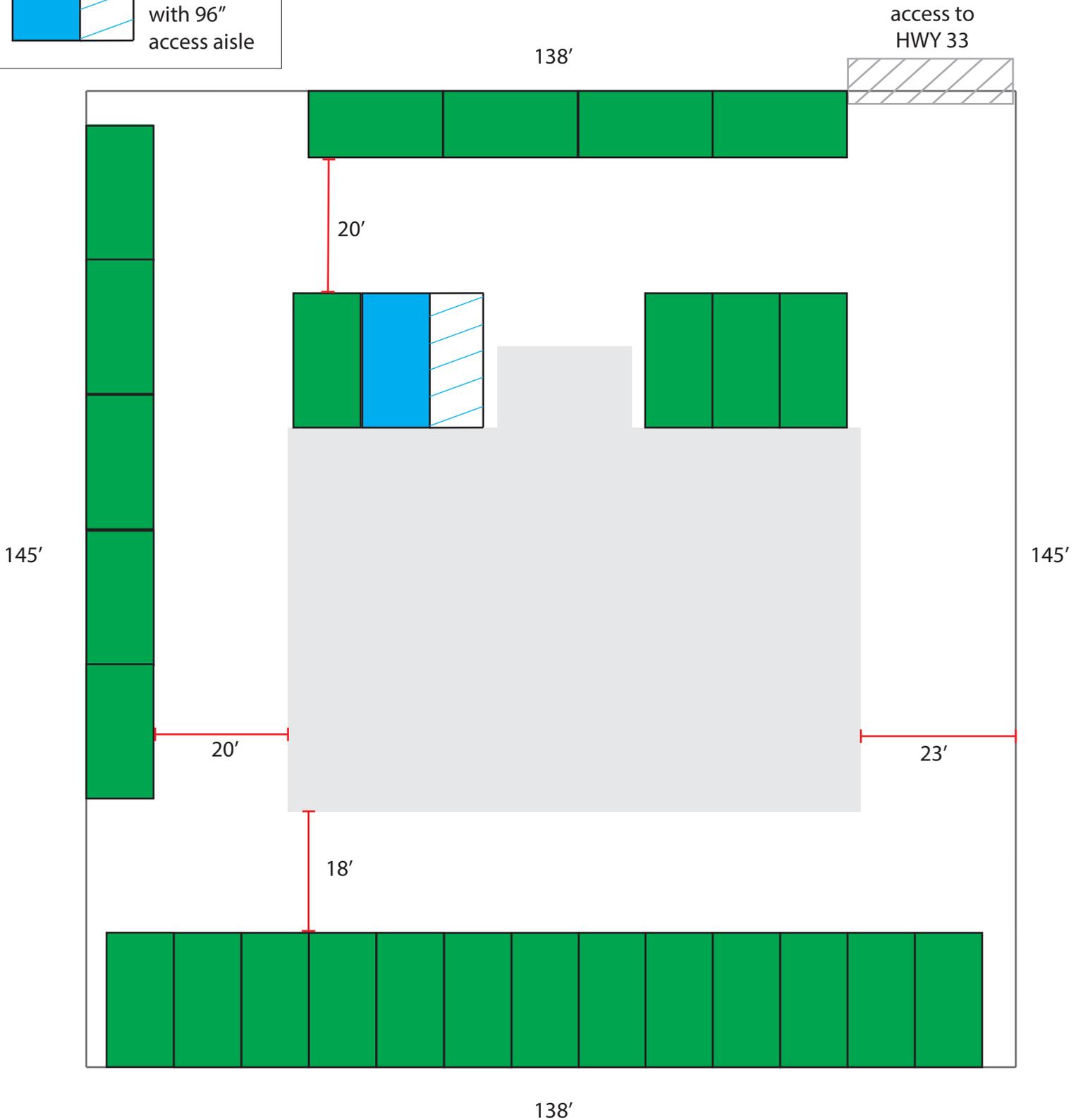
ATTACHMENT 8

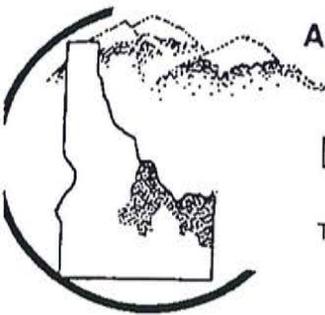


10' x 20'
parking
space



10' x 20'
parking
space ADA
accessible
with 96"
access aisle





APPLICATION AND PERMIT FOR ON-SITE SEWAGE SYSTEM

DISTRICT SEVEN HEALTH DEPARTMENT

White — Owner
Yellow — Office
Pink — Installer

This application is for a: Site Survey New Replacement
 Conventional System Alternative Design System

FOR OFFICIAL USE ONLY		
Permit No	Receipt No	
Date	Fee	
County	EHS	No.

*Application Fee Is Non-Refundable

APPLICATION

Name of property owner: Nor-con Leasing Home phone: _____ Work phone: 208-527-3177

Current mailing address — Street address: P.O. Box 735 City: Arco State: Id Zip: 83213

Legal description: Township R45 Range _____ Section 2 1/4 section _____

Subdivision name _____ Lot _____ Block _____

Directions to property (include street address if available): 4 miles North of Driggs

Lot size _____ Depth to ground Water _____ Bedrock _____

Soil type: (at proposed depth) — Drainfield _____

Water supply:
a. Public Name of system _____
b. Private Well or Spring

Type of dwelling or building served:
a. Single family dwelling
Basement: Yes No
bedrooms: _____
b. Other type of building
Describe: office Building
people served: 10
wastewater flow (GPD): 300?

Excavator/Installer (Licensed): Alta Construction

Proposed installation date: Spring 1994

APPLICANT'S PROPOSAL

Indicate house, all adjacent wells, sewage disposal system replacement area, surface waters, canals, springs, waterlines (dimension between all components — indicate north)

No Showers
NO Lunch Room
2 - Bathroom

Well

office Building

Parking

Site Plans Attached

PERMIT

"THIS PERMIT IS ONLY VALID FOR ONE YEAR FROM DATE OF ISSUE"
Installation shall comply with all requirements of Health District and/or State of Idaho sewage Disposal Rules, regulations, and standards."

MINIMUM SPECIFICATIONS

Septic tank size gal.	Disposal system type	Disposal area		Maximum depth of system excavation	
Distance to well (100' minimum)	Waterline	Stream, lake	Ditch, canal, etc.	Dwelling	Property line
Comments					

Applicant's/Agent's signature: I hereby certify that the system will be installed as per the rules and hereby authorize the health authority access to this property for purposes of inspecting this sewage system until final approval of this system has been granted by the health authority.

Issued By _____ Date _____

- System is in substantial compliance with the regulations and the permit specifications
- System has minor deficiencies that could decrease the life of the system.
- System has major deficiencies that must be corrected.

INSPECTION

COMMENTS _____

Reviewed by _____ Date _____

FOR OFFICIAL USE ONLY

APPROVED

DISAPPROVED

25 January 2016

Kristin Rader
Planner, Teton County, Idaho
150 Courthouse Drive, #107
Driggs, Idaho 83422

RE: Cowboy Church CUP

Dear Ms. Rader:

The septic system, located at 4369 North Highway 33, Tetonia, Idaho, was installed in June 1994 and includes a 1000 gallon septic tank and 489 square feet of subsurface drainfield. As a functioning church and vacation bible school, without a kitchen, this facility could support 98 people per day.

Please let me know if you have any additional questions.

Sincerely,



Michael Dronen, EHS
Eastern Idaho Public Health



Teton County Planning & Building Department
150 Courthouse Drive, Room 107 | Driggs, ID 83422
Phone (208) 354-2593 | Fax: (208) 354-8410
www.tetoncountyidaho.gov

ATTACHMENT 10

FROM: Kristin Rader, Planner
TO: David Kite, Cowboy Church
CC: Jason Boal, Teton County Planning Administrator; Tom Davis, Teton County Building Official;
Earle Giles, Teton County Fire District; Mike Dronen, EIPH; Mark Layton, ITD
RE: Cowboy Church CUP – DRC Meeting Notes
DATE: December 18, 2015

David, the purpose of this letter is to summarize the meeting we had on Monday, December 14, 2015.

Access from Highway 33

- Idaho Transportation Department has stated this application does not trigger an impact study.
- An access permit through ITD for this property was approved in 1994.

Parking

- Churches require one (1) space for each five (5) seats in the principle assembly area (Teton County Code 8-4-5)

Septic System & Water Quality

- Eastern Idaho Public Health issued a septic permit for this building in 1994.
- Based on the application materials, the capacity of the system in place is sufficient.
- EIPH has water quality sample kits available. Mike suggested doing this if the water in the building has not been used in a while.

Building Safety

- A building permit for this building, with a Final Commercial Certificate Occupancy issued in 1994.
- The building does have a sprinkler system, but it is unclear when it was last inspected. Tom has looked into the Building Code, and there are different factors that could require a sprinkler system. We will continue to look into this to verify if it is required; however, if it is not required, we highly recommend that the system be certified and useable as it provides a significant safety feature to the assembly area.
- Tom will contact Earle to check on occupancy and fire protection requirements – this will also help clarify if the sprinkler system is required.

Sign Permit

- A sign permit is required for the Cowboy Church's sign. An application was provided, and the fee is \$75.00.

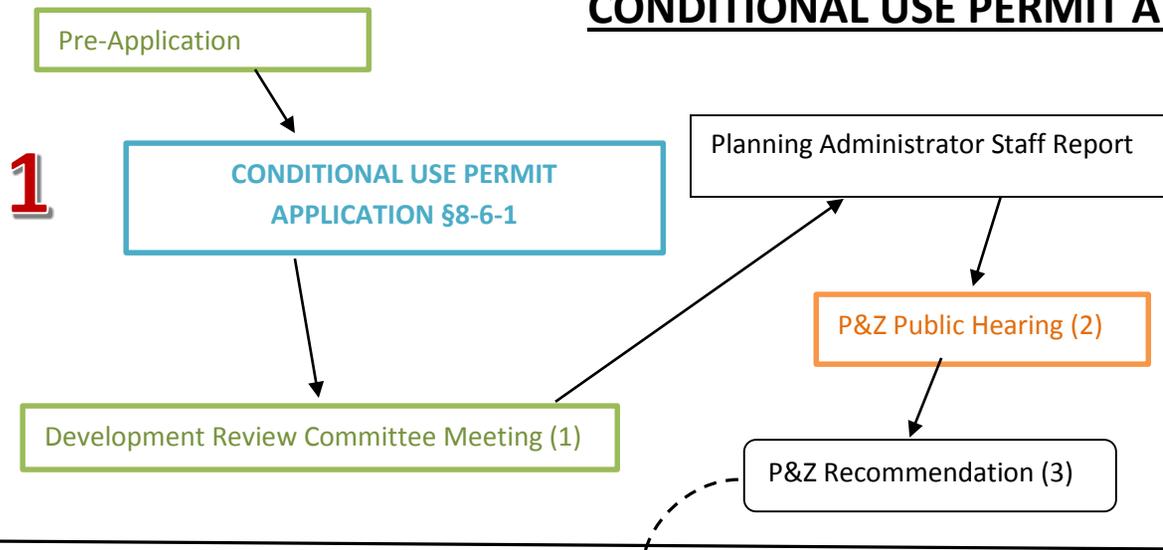
Public Hearing Information:

You are scheduled for the Teton County Planning and Zoning Commission public on **Tuesday, January 12, 2016 at 5:00 PM**. This public hearing is at the Teton County Courthouse, 150 Courthouse Drive, Driggs, Idaho. A notice, agenda, and meeting packet will be sent to you no later than the week before the meeting. This application will require a public hearing before the Board of County Commissioners. Depending on the decision from the PZC public hearing, you could be scheduled for the February 8, 2016 or the March 14, 2016 BoCC public hearing.

Attachments: 1. Process Flow Chart; 2. 2016 Hearing & Meeting Schedule

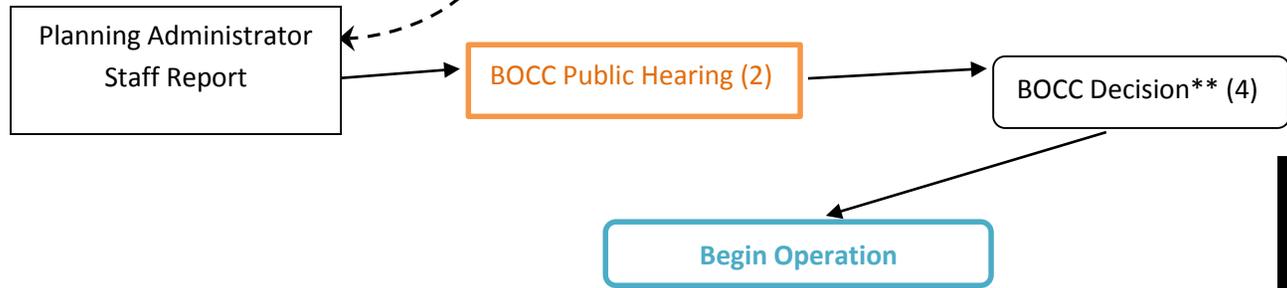
CONDITIONAL USE PERMIT APPROVAL PROCESS*

1



(1) Staff will need adequate time to review submitted and/or required documents prior to DRC meetings & Public Hearings.
 (2) Public Hearings must be noticed according to state code §65-67:6509, 6511, 6512 & 6519.
 (3) P&Z's Recommendation will be: (A) a recommendation of approval, (B) recommendation of approval with conditions, or (C) a denial.
 (4) BOCC's Decision will be: (A) Approval of the CUP, (B) Modification of the CUP, or (C) Denial of the CUP

2



-Meeting w/ Staff
 -Public Hearing
 -Applicant Responsibility

***§8-6-1-B PROCEDURE:** Requests for a conditional use permit shall be submitted to the Planning Commission. Applications for conditional use permits shall be considered in accordance with the public hearing process in sections 67-6509 and 67-6512 of the Idaho Code. The Commission and Board shall each hold a public hearing. The Commission shall recommend approval with conditions or denial and the Board shall approve, deny or remand the application back to the Commission.

****§8-6-1-B-7 Criteria for Approval:** The Board, after considering the advice of the Commission, may approve a conditional use permit when evidence presented at the hearings is such to establish each of the following:

- a. The location of the proposed use is compatible to other uses in the general neighborhood.
- b. The proposed use will not place undue burden on existing public services and facilities in the vicinity.
- c. The site is large enough to accommodate the proposed use and other features as required by this title.
- d. The proposed use is in compliance with and supports the goals, policies, and objectives of the comprehensive plan.



PLANNING AND BUILDING DEPARTMENT

150 Courthouse Drive, Room 107 Driggs, Idaho 83422

Phone: 208-354-2593 | Fax: 208-354-8410

2016 Hearing Schedule and Deadlines (BoCC & PZC)

Submittal Deadline	DRC	Notice Due	Staff Report Due	Public Comment Due	Hearing Date PZC	Hearing Date BoCC
12/8/2015	12/15/2015	12/18/2015	12/30/2015	1/1/2016	1/12/2016	1/11/2016
1/5/2016	1/12/2016	1/15/2016	1/27/2016	1/29/2016	2/9/2016	2/8/2016
2/2/2016	2/9/2016	2/12/2016 <u>(2/19/2016)</u>	2/24/2016	2/26/2016 <u>(3/4/2016)</u>	3/8/2016	<u>3/14/2016</u>
3/8/2016	3/15/2016	3/18/2016	3/30/2016	4/1/2016	4/12/2016	4/11/2016
4/5/2016	4/12/2016	4/15/2016	4/27/2016	4/29/2016	5/10/2016	5/9/2016
5/10/2016	5/17/2016	5/20/2016	6/1/2016	6/3/2016	6/14/2016	6/13/2016
6/7/2016	6/14/2016	6/17/2016	6/29/2016	7/1/2016	7/12/2016	7/11/2016
7/5/2016	7/12/2016	7/15/2016	7/27/2016	7/29/2016	8/9/2016	8/8/2016
8/9/2016	8/16/2016	8/19/2016	8/31/2016	9/2/2016	9/13/2016	9/12/2016
9/6/2016	9/13/2016	9/16/2016	9/28/2016	9/30/2016	10/11/2016	10/11/2016*
10/4/2016	10/11/2016	10/14/2016 <u>(10/21/2016)</u>	10/26/2016	10/28/2016 <u>(11/4/2016)</u>	11/8/2016	<u>11/14/2016</u>
11/8/2016	11/15/2016	11/18/2016	11/30/2016	12/2/2016	12/13/2016	12/12/2016

*Holiday conflict-date may change



February 17, 2016

RE: Notice of Public Hearing and Solicitation for Comments from property owners within 300 feet of a property that has an application for a conditional use permit.

Dear Property Owners:

This letter is to notify you that an application for a Conditional Use Permit (CUP) for a church has been submitted to the Teton County Planning Department by a nearby landowner. CUPs are an allowed approval process in Idaho State Code and the Teton County Zoning Ordinance for uses that require an additional level of review, special conditions placed upon them prior to approval, or specific limits placed upon them due to the nature and/or location of the proposed use.

The planning staff is soliciting comments from people in the vicinity of the applicant's property so that we can be aware of neighborhood issues and then include your comments in the packet of information provided to the Teton County Board of County Commissioners for their consideration prior to the hearing. Please provide comments related to this application and the CUP criteria of approval: (1) The location of the proposed use is compatible to other uses in the general neighborhood; (2) The proposed use will not place undue burden on existing public services and facilities in the vicinity; (3) The site is large enough to accommodate the proposed use and other features as required by Teton County Code; (4) The proposed use is in compliance with and supports the goals, policies, and objectives of the Comprehensive Plan.

Applicant: David Kite (Cowboy Church) **Landowner:** Valley Group Holdings, LLC

Legal Description: RP05N45E028100; TAX #5625 SEC 2 T5N R45E

Parcel Size: 1 acre **Physical Address:** 4369 North Highway 33, Teton, ID 83452

Zoning District: A-2.5; located in the Scenic Corridor

Description of the Request: The applicant proposes to utilize the existing building, parking lot, and access from Highway 33 for the Cowboy Church. The applicant is not proposing any new structures or changes to the existing structure, so a Scenic Corridor Design Review is not required. The assembly will meet on Monday evenings (6pm-9pm), with approximately 25-35 attendees.

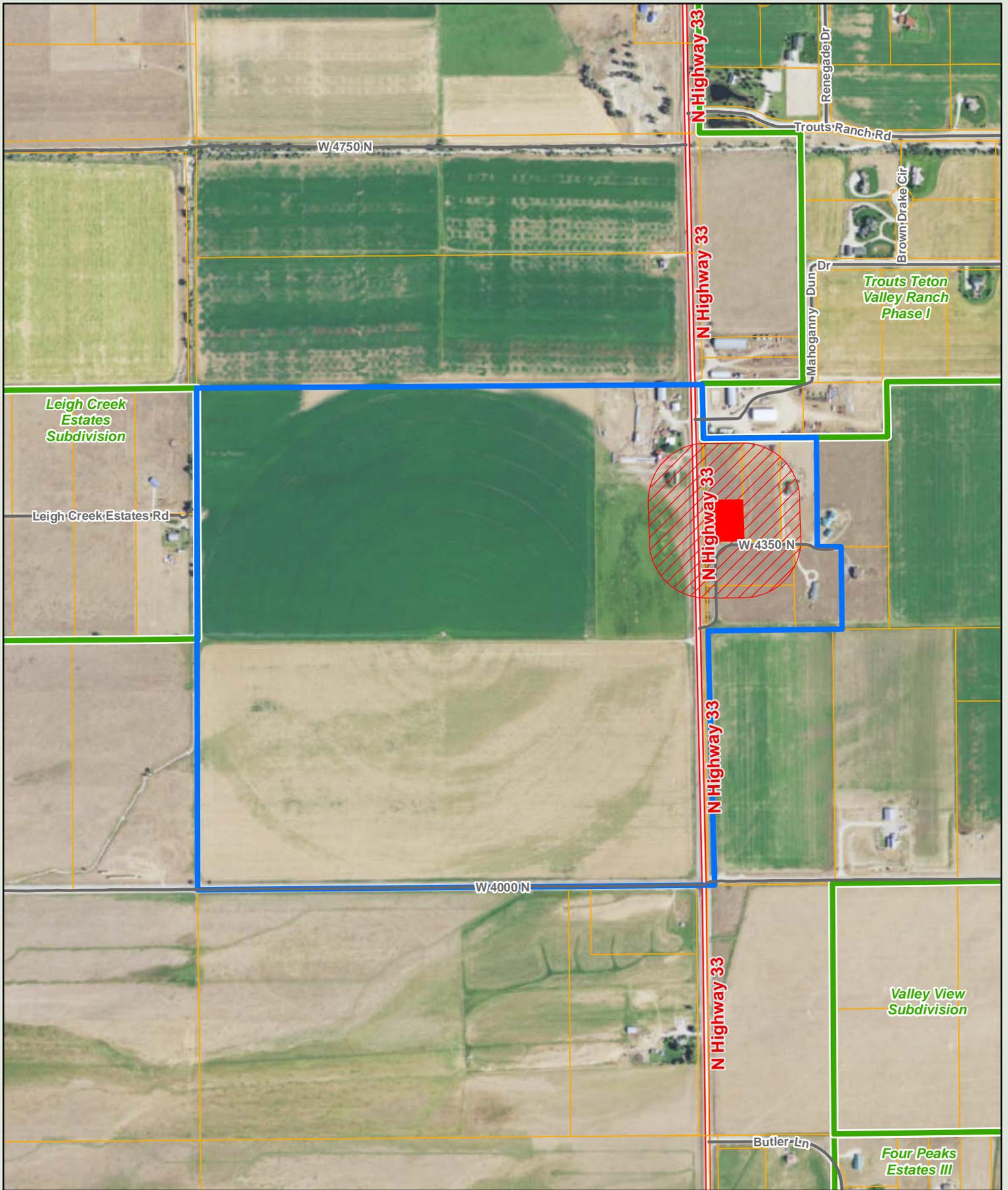
PUBLIC HEARING

The Teton County Board of County Commissioners will hold a public hearing in the Commissioners' Chamber located on the First Floor (lower level, southwest entrance) at 150 Courthouse Drive, Driggs, Idaho on **March 14, 2016** on this matter. This application is scheduled to be heard at **1:30 pm**.

Information on the above application is available for public viewing in the Teton County Planning and Building Department at the Teton County Courthouse in Driggs, Idaho. The development application and various related documents are also posted, as they become available, at www.tetoncountyidaho.gov. To view these items, go to the Board of County Commissioners department page, then select the 3-14-2016 Meeting Docs item in the Additional Information Side Bar. Written comments will be included in the packet of information provided to the Board for consideration prior to the hearing if they are received in the Planning and Building Department no later than 5:00pm on Friday, March 4, 2016. Written comments may be e-mailed to pz@co.teton.id.us, mailed to the address above, or faxed. You may also present your comments in person at the hearing.

The public shall not contact the Board of County Commissioners concerning this application, as their decision must, by law, be confined to the record produced at the public hearing.

If you have any further questions, please do not hesitate to call the Teton County Planning and Building Department at 208-354-2593.



Legend

- 300 ft Notification Buffer
- Subject Parcel
- Notified Parcels
- Subdivisions / Phases
- Parcels

**COWBOY CHURCH
CONDITIONAL USE PERMIT NOTIFICATION**

Printed: February 17, 2015



**TETON COUNTY PLANNING AND ZONING COMMISSION
Meeting Minutes from January 12, 2016
County Commissioners Meeting Room, Driggs, ID**

COMMISSIONERS PRESENT: Mr. Dave Hensel, Mr. Cleve Booker, Mr. Bruce Arnold, Mr. Chris Larson, Ms. Marlene Robson, Mr. Jack Haddox, Ms. Sarah Johnston, and Mr. David Breckenridge.

COUNTY STAFF PRESENT: Mr. Jason Boal, Planning Administrator, Ms. Kristin Rader, Planner, Ms. Amanda Williams, Weed Superintendent/Natural Resources Specialist

The meeting was called to order at 5:03 PM.

Approval of Minutes:

MOTION: Mr. Arnold moved to approve the minutes from December 8, 2015, as amended to change “Mr. Robson” to “Ms. Robson” in the first paragraph, second line under Administrative Business. Mr. Booker seconded the motion.

VOTE: All in favor. Mr. Larson and Ms. Johnston abstained from voting because they were absent from the December 8, 2015 meeting.

Chairman Business:

Mr. Hensel mentioned the letter he had said he would write to the Board of County Commissioners expressing the concerns of the Planning & Zoning Commission discussed at the December 8, 2015 meeting. He did not write the letter, but he did have a conversation with Commissioner Riegel.

Mr. Hensel brought up the Guiding Principles Exercise that Mr. Boal gave the PZC in December. He explained that after his conversation with Commissioner Riegel, he felt the Board was interested in the strategies that the PZC used to get from Point A to Point B to Point C. Mr. Haddox mentioned that he also spoke to Commissioner Leake, who said he was interested in something short, 1-2 paragraphs.

Mr. Hensel asked Mr. Boal how the answers provided to the Guiding Principles Exercise would be used. He explained that as we prepare a public review draft of the code and start public outreach, he anticipates staff working with the PZC to create summaries explaining the process that was used, and the answers to the Guiding Principles Exercise will help with that.

Mr. Hensel asked that any commissioners that have not submitted their Guiding Principles Exercise to please do so. Mr. Boal said he would email copies to everyone again.

Election of New Officers

Mr. Hensel explained that because it was the first meeting of the new year, the Commission needed to vote on officers for the positions of Chairman and Vice Chairman.

Motion: Mr. Arnold moved to nominate Mr. Hensel to continue as Chairman and Mr. Booker to continue as Vice Chairman. Mr. Breckenridge seconded the motion.

Mr. Larson expressed that since several members have stayed on for the code process, they should continue the same leadership. Ms. Johnston agreed.

Vote: The motion was unanimously approved.

Administrative Business:

Mr. Boal introduced the new Weeds Superintendent/Natural Resources Specialist, Amanda Williams.

PUBLIC HEARING: Conditional Use Permit Application for the Cowboy Church.

Mr. Hensel asked if any commissioners had been to the site, had any ex parte conversations about this application, or felt conflicted in any way. They had not.

Ms. Rader introduced the applicant.

Applicant Presentation:

Mr. David Kite, pastor of the Teton Valley Cowboy Church (TVCC), explained that their intention was to use the building for church services one night a week (Monday nights). There may be special activities that would require using the building at a different time than Monday evenings.

The TVCC hosted a rodeo program for kids during the Summer of 2015. They also provided help to local families at Thanksgiving and Christmas, as well as working with the Suicide Prevention and Awareness Network (SPAN). Mr. Kite explained that TVCC is trying to be involved in the county and provide a positive impact to the community. Mr. Hensel asked about the rodeo location. Mr. Kite explained that the TVCC rented the fairgrounds for that event.

Ms. Robson asked about the potluck dinners at the church and if there was a kitchen. Mr. Kite explained that members of the church bring food, that was prepared off site, so the fellowship can eat dinner together before service begins.

Staff Presentation:

Ms. Rader explained the application. Larger activities hosted by the TVCC offsite, such as the rodeo, could be handled in the future through a Temporary Use Permit or something similar. Activities on site would include the dinners, discipleship classes, services, and Vacation Bible School (summers).

The building accesses directly off of Highway 33. The application was provided to ITD, and they did not recommend a traffic study for this application. The building does have a sprinkler system installed, which has not been inspected. The building code would require a sprinkler system based on the occupant load. Without exact measurements of the building, it is unclear whether or not the sprinkler system would be required. A possible condition of approval was included for the applicant to provide the Building Official with the necessary measurements to determine this. Staff recommends that the sprinkler system be inspected and used, even if it is not required.

A sign permit application was submitted by the applicant, but it has not been approved at this time.

Mr. Hensel asked if the membership and traffic increased and became an issue, could this be limited through the CUP or would it come up in review. Ms. Rader explained that it could be conditioned and/or monitored by staff. ITD looked at the square footage of the building when they determined it would not require a traffic study. Eastern Idaho Public Health said the number of current attendees (25-30) could double or triple with the existing septic system.

Mr. Larson asked for clarification on the sprinkler system requirements. There are two standards in the building code that would trigger the requirement. We know the building size does not meet one of the standards, but the other standard looks at the net square footage of the assembly area, which needs to be measured. Mr. Hensel opened Public Comment.

Public Comment:

In Favor:

Mr. Boal read the following written testimonies.

Ms. Rhoda Simper (Tetonia) wrote “I support the application for Teton Valley Cowboy Church to be approved. It is a wonderful church that is helping many in the community.”

Ms. Barbara Butler (Driggs) wrote “Wish to see this church grow – we love it. The town can use it.”

Ms. Rebecca Koch (Victor) wrote” I believe this county would benefit from the church. The area is a perfect place. I am very much in favor of this church and the location.”

Mr. Robert A. Vostrejs (Tetonia), Ms. Denise Vostrejs (Tetonia), and Ms. Bonnie Reece (Tetonia), submitted sign-up sheets in support of the application, but they did not testify.

Neutral:

There were no neutral comments.

Opposed:

There were no comments opposed to the application.

Applicant rebuttal was not necessary, as there was no opposition. Mr. Hensel closed Public Comment.

COMMISSION DELIBERATION:

Mr. Arnold thinks this could be a positive addition to the county, and it looks like a lot of effort was put into the applicant. He is in favor.

Mr. Booker agreed. He lives in the neighborhood, and the building has been vacant for a while, so it is nice for the building to be used. Mr. Booker asked how CUPs are monitored. Mr. Boal explained that staff is responsible for monitoring the conditions. If there is a violation of conditions, the applicant is notified. If the use grows to exceed conditions, the applicant would be notified that they need to find a new location or amend the CUP to accommodate the growth.

Mr. Arnold asked the applicant what he is looking for in terms of the number of attendees the church would provide services to in the existing building. Mr. Kite explained the layout of the building. If attendance increased, worship services and discipleship classes could be held concurrently, twice a night instead of once per night at separate times. Mr. Kite explained that the layout of the room used for services would probably allow for a maximum of 60 people.

Mr. Arnold commented that he wants to make sure that traffic does not become an issue. He asked the applicant if 75 would be a fair number of attendees before reviewing the CUP again? Mr. Kite asked that the CUP be reviewed after 100 rather than 75 because alternating rooms for the service and classes would maximize the use of the building. He also stated that parking should not be an issue, and the adjacent property is owned by the same property owner and could be used for additional parking.

Mr. Larson commented that it would be interesting to know what ITD's standard is to trigger a traffic impact study because traffic is more of an issue than parking.

Mr. Breckenridge mentioned that occupancy loads set by the Fire Department and Building Official would limit the number of people that could be in the building.

Mr. Hensel suggested that a condition of approval would be that when the size meets a trigger, like for the traffic impact study, then the CUP would have to be reviewed. Ms. Johnston commented that she felt there were several threshold concerns including water, sewer, access, and building safety. The application states 35 attendees. She would be comfortable with doubling the size, like 60 attendees, before needing to review the CUP again. She also mentioned that each agency could be asked for their thresholds and base the review on that.

Mr. Larson commented that they should be conservative with the numbers or go back to each agency to get their specific threshold. Mr. Boal explained the options for moving forward, including recommending conditions based on specific thresholds which can be determined before the BoCC hearing occurs or the application could be tabled until the thresholds are determined, then PZC could make a recommendation to the BoCC.

Mr. Kite asked for clarification on the expiration of the CUP. Mr. Hensel explained that the approval would expire if the activity has not started within 12 months of the approval. Mr. Larson clarified that if there are conditions of approval that need to be completed, like a sign permit, that would need to be completed within 12 months.

Mr. Hensel asked if there was any additional public comment since new information may have come up. There was no public comment.

MOTION:

Ms. Johnston moved that having concluded that the Criteria for Approval of a Conditional Use Permit found in Title 8-6-1 can be satisfied with the inclusion of the following conditions of approval:

1. The applicant will provide Teton County Planning & Building with the net square footage to calculate the occupancy load to determine if a sprinkler system is required. If the system is not required, it is highly recommended that the system be inspected and utilized for the safety of the occupants.
 2. Any additional development or changes to the existing structure on this property requires a Scenic Corridor Design Review, where applicable.
 3. All outdoor lights must comply with the Teton County Code, if applicable.
 4. A sign permit is required for the existing Cowboy Church sign.
 5. Parking must meet the Teton County Code requirements, including number of spaces and size, as well as ADA accessible requirements.
 6. Access, parking, septic system, water, and building safety thresholds will be established and included in such a way that the CUP will be reviewed when those thresholds are met.
- and having found that the considerations for granting the Conditional Use Permit can be justified and have been presented in the application materials, staff report, and presentations to the Planning & Zoning Commission,
 - and having found that the proposal is generally consistent with the goals and policies of the 2012-2030 Teton County Comprehensive Plan,
 - I move to RECOMMEND APPROVAL to the Teton County Board of County Commissioners for the Conditional Use Permit for the Cowboy Church as described in the application materials submitted December 4, 2015 and as supplemented with additional applicant information attached to this staff report.

Mr. Arnold seconded the motion.

VOTE: After a roll call vote, the motion was unanimously approved.

PUBLIC HEARING: Concept Approval for Walipini Subdivision.

Ms. Rader explained that Grace and Jimmy Hartman are working with Harmony Design & Engineering to propose a 3 lot subdivision south of Victor.

Applicant Presentation:

Ms. Jen Zung, Harmony Design & Engineering, represented the applicant. Ms. Zung introduced the property. This proposal will split an 8-acre parcel into two, 2.5 acre lots and one, 3-acre lot. There is an existing driveway that is shared between this property and the property to the north. The grades are steep. This proposal will regrade the access from Old Jackson Highway and reduce the slopes. The road would be constructed to meet County standards and Fire standards. The project does require fire protection, and this proposal includes a fire pond with a dry hydrant. There is also an option to develop a shared agreement with a pond in Grant Subdivision, but the pond would need to be improved to meet current Fire standards.

The property is located in the Big Game Migration Corridor overlay, which requires a Natural Resources Analysis at the preliminary process. The applicant is having that study conducted. The concept proposal shows building envelopes that are clustered to minimize impacts on whole property. The western boundary of the property falls within the scenic corridor overlay, but development is not being proposed in that area. This property is identified as part of the Foothills area in the Comp Plan Framework Map. The building envelopes are clustered to help meet low density residential nature of the Foothills area.

Ms. Zung explained that the parcel is owned by Ms. Hartman's brother. They would like to sell two of the parcels and live on the third. A Walipini is an underground greenhouse. The applicant intends to have a Walipini as the first built structure. They also intend to put tiny homes on the properties. The applicant currently lives in a tiny home of about 300 ft². The building envelopes are larger than that to allow for flexibility on the location of the tiny homes.

Ms. Grace Chin Hartman lived on the property for a short time before moving to Wilson. They love the land and enjoy picnicking there with their children. Her brother told her if he sold the land, he would split off a portion for her and her family, which is why they are now applying for the subdivision process.

Mr. Hensel asked for clarification on the turquoise square that is on the soil map in attachment 9. Ms. Zung explained that the square shows the area that the soil map was created for, but it is not the property boundaries. Mr. Hensel also asked about the current vegetation. Ms. Hartman explained that there are some aspens, sage brush, and grasses.

Ms. Robson asked is anyone lives in the main house. Ms. Hartman explained her brother lives in the house, but he has a buyer lined up to purchase the home.

Ms. Robson asked about the ditch on the property. Ms. Zung explained that the ditch is not currently running because the diversion has been shut off. The proposal would allow the ditch to be used. Ms. Zung believes the surrounding property owners have shares to the property rights, but they have not fully investigated that at this time.

Mr. Larson asked if access needed to be provided to the surrounding property owners for the ditch if they have rights to it. Ms. Zung explained that there is an easement for the ditch, which then lines up with the road.

Mr. Haddox asked if the property owner to the north that uses the shared driveway was agreeable to move the driveway. The property owner was in the audience and waiting to testify. Ms. Zung explained that the realignment of the driveway is needed for the regrading of that area for safer slopes. She said it will greatly improve the access.

Mr. Booker asked if the building envelopes include all structures, including infrastructure like water and septic. Ms. Zung explained that they had not completely decided on whether water and septic systems would be inside the envelopes. Ms. Johnston commented that building envelopes typically only include buildings. Mr. Booker asked if the natural vegetation would remain intact outside of the building envelopes. Ms. Zung said it would remain.

Staff Presentation:

Ms. Rader explained that the application is in the Big Game overlay, so the Natural Resources Analysis will be required. That study will provide more detail on the existing vegetation. The property is also in the Hillside overlay, but development is not located on any steep slopes, so the studies associated with that overlay will not be required. The property is partially in the Scenic Corridor overlay, but no development in is planned there.

A DRC meeting was held in December. There was concern with the slopes of the existing road access, but Public Works was satisfied with the proposed changes. Fire protection is required, and the applicant has been in contact with the Fire Department. There may be some limitations to septic locations because of the fire pond location and slopes, which can be identified at the preliminary stage.

Mr. Breckenridge asked if there was a previous split on this property. Mr. Boal explained that there was a One Time Only done previously on this lot.

Mr. Booker asked if there were any concerns with the ditch and access for the fire pond. Ms. Rader explained that the Fire District did not have comments, but they will review it again at preliminary. There is also the possibility of using a nearby pond, which would remove the fire pond that is proposed on site. Mr. Breckenridge asked if the nearby pond met the fire standards. Ms. Rader explained that it does not at this time, but the Fire District mentioned that it could be improved to meet their standards. Specific fire protection options and their advantages were not discussed, but the Fire District will be able to review the application at Preliminary.

Mr. Hensel asked if there were any problems with subdividing a parcel that was created through the One Time Only process. Ms. Rader explained that parcels created through the One Time Only process could be subdivided as long as they can meet the underlying zoning requirements and the subdivision process, which this application does. Ms. Johnston asked how large the original parcel was. Ms. Rader explained that the parcel proposing the subdivision is about 8 acres, and the original piece that was split was 10 acres. The subdivision process created building rights for the new lots.

Mr. Hensel opened Public Comment.

Public Comment:*In Favor:*

There were no comments in favor of the application.

Neutral:

There were no neutral comments.

Opposed:

Mr. Meredith Hare (Victor - adjacent property owner) stated he was opposed to the application because it is in violation of a Declaration of Restrictive Covenants placed on this land by the

owners in 1976 (submitted to the record - see attachment 3). The Covenants were placed on the original 10-acre parcel. The Covenants state that no more than two lots, of no less than 5 acres each could be created from the original 10-acre parcel. This parcel has already been split into an 8-acre parcel and a 2-acre parcel. Now, the 8-acre parcel is being proposed to be split into 3 lots, which goes against the covenants and should not be approved by the Planning and Zoning Commission.

Mr. Michael Harrison (Victor – adjacent property owner) stated he had several issues and feels that a lot of wishful thinking has been proposed. He said the pond that was mentioned as an option for a fire pond is an ornamental pond and was not designed for fire protection. He also stated that to access the pond, the applicant would need to cross his property and Mr. Hare's property, which he says is not an option. Mr. Harrison felt that the three homes on 8 acres were not clustered. He said he positioned his home as far as possible from the existing Chin home to allow for privacy. There is also a wildlife refuge to the northeast of the property that is closed off to human traffic through winter. Mr. Harrison stated that Mr. Chin approached him a few years ago to keep the ditch on the Chin property. When Moose Creek Road was widened last year, the ditch was filled in by the road crew, which has not been dug back out. When the water does flow, animals come down to the property to access the ditch water instead of Trail Creek. Mr. Harrison said the Chins have always said they would help with labor of maintaining the ditch, which they have not provided. Because of this, Mr. Harrison said he is planning on digging his ditch this year so that it is no longer on the Chin property, and they will not have access to it. Mr. Harrison stated that he shares the driveway, and he does not accept that it will be shared with two more homes. He proposed that too much earth would need to be moved to get the proposed 4% grade on the driveway. He also stated that the Old Jackson Highway is too narrow for lines to be drawn on it, and he believes the road would have to be widened for the subdivision to be approved. For these reasons, Mr. Harrison stated he opposed the application. He also stated that he expected his view to disappear at some point, but he does not feel it deserves to for this application.

Applicant Rebuttal:

Ms. Zung stated that the applicant does not have a copy of the Covenants that Mr. Hare mentioned. She said the application would obtain a copy and work with the county to determine if they are applicable to the property. In terms of the fire pond, discussions have just begun. The nearby pond is on private property, and it may not even be an option, and there is a pond proposed on site. Ms. Zung explained that keeping building locations away from wildlife areas would be desired, and the applicant could work with the neighbors for shielding for views to minimize the impact of nearby homes. It sounds like the ditch will not be an issue. Ms. Zung stated that the road would meet county standards and she believes Old Jackson Highway also meets county standards. There is room to construct the proposed road.

Mr. Hensel asked if there was an easement for the existing driveway. Ms. Zung explained that there is an easement shown on a Record of Survey, but there is not recorded document for that easement. She stated that from what she understands, the easement does not technically exist because there is no recorded document backing up the record of survey. The plat from this subdivision would create an easement for that driveway.

Mr. Booker asked for clarification of the previous splits and the easement. He thought it might be a prescriptive easement since it has been used. Mr. Booker asked for Ms. Zung to confirm that the applicant nor she have reviewed the CC&Rs. Ms. Hartman said she was told they were not in

standing, but she has not looked at them. Mr. Hare asked who would enforce the CC&Rs. Mr. Booker explained that CC&Rs are a civil matter between the property owners involved. The county does not enforce CC&Rs. Mr. Hensel recommended that the applicant research the CC&Rs before they spend more money on the subdivision process.

Mr. Haddox asked if the easement was described on the original survey or just shown. Ms. Zung explained that the record of survey showed the easement, but it is not a plat, so it does not create an easement.

Mr. Breckenridge asked about the previous splits. Mr. Boal explained that there were some questions around the process used to create the 2 acre and 8 acre parcels, but the 10 acre parcel was created legally. Mr. Hare explained that his parents bought the 10 acre piece in 1976. The subdivision process would provide building rights to the three lots proposed.

Mr. Booker asked Ms. Zung about the proposed road, which dead ends. He asked if it would be a cul-de-sac or some kind of access for Lot 3 because the concept plat does not connect to the boundary of Lot 3. Ms. Zung explained that the road would extend to the Lot 3 boundary, which would then become the driveway. Mr. Booker asked about Lot 1, and if it was considered out of the subdivision because it is existing. Ms. Zung explained that it is part of the subdivision, but there is existing infrastructure on that lot.

Due to the disorder, Mr. Hensel asked if there was any additional public comment.

Public Comment:

In Favor

Ms. Karie Josten (Victor – nearby neighbor) stated that development will be in that area, and she thinks the applicants would be good stewards of the land and take care of it. She thinks they have good intentions, and she is all for the proposal.

Neutral

There were no neutral comments.

Opposed

There were no additional comments opposed to the application.

Mr. Hensel closed Public Comment.

COMMISSION DELIBERATION:

Mr. Booker stated that there are issues that need to be remedied, like the CC&Rs. Is the PZC concerned about this. Mr. Hensel explained that the PZC recommends the applicant get the CC&Rs figured out, but it is not something they can decide. Mr. Larson commented that it is up to the property owners. Mr. Arnold stated that it is the PZC's responsibility to determine if the application meets the code. He is concerns with the building envelope locations being close to Mr. Harrison's home, which may be able to be moved to give consideration to the neighbor.

Mr. Haddox commented that he was having a hard time separating the various questions they have had, but this is a concept proposal. Mr. Hensel said he would be in favor of approving the concept application, but he would like clarification of the parcel history, and other issues would need to be addressed, like the driveway easement, fire pond, and ditch.

Ms. Johnston asked staff to clarify if the county enforces CC&Rs or deed restrictions. Ms. Rader explained that the county does not enforce CC&Rs, and the county only enforces deed restrictions that were required by the county. Ms. Johnston asked if building envelopes that are shown on a plat would be enforced by county. Ms. Rader said yes.

Ms. Johnston asked if the Old Jackson Highway meets road standards. Mr. Boal stated that question would be better suited for the Public Works Director. Ms. Johnston asked if a public road that a subdivision is access from does not meet standards, are there provisions available to require that road to be improved. Mr. Boal explained that off-site improvements are not generally required. Ms. Johnston stated she felt there was a lot of new information brought up during the meeting that was not in the application, which makes it hard to consider the application.

Mr. Larson explained that he is okay with the concept plan, but there are issues that need to be addressed. He would encourage the applicant to look at different building envelopes that would help preserve Mr. Harrison's views. Mr. Hensel also mentioned that the envelopes were probably chosen to help protect wildlife habitat, so that will become a factor in the future. Mr. Larson agreed and said it would be a balancing act.

Ms. Johnston felt a lot of her concerns would be addressed later in the process, like the specifics of how the driveway will be improved.

Mr. Breckenridge and Mr. Larson stated they do not believe this is technically a clustered development. Mr. Breckenridge also commented that some form of agreement is needed for the shared access.

Mr. Booker explained that he has a lot of concerns, so he does not want concept to be misconstrued at the preliminary approval. Mr. Hensel stated that concept approval implies that there is future work that needs to be done.

MOTION:

Mr. Arnold moved that having concluded that the Criteria for Approval of a Subdivision Concept Plan found in Title 9-3-2(B-4) can be satisfied with the inclusion of the following conditions of approval:

1. Compliance with all local, state, and federal regulations.
2. Begin working with EIPH for septic approval.
3. Begin working with Teton County Fire District for fire suppression approval.
4. Conduct required studies/plans for Preliminary Review: Landscape Plan, Natural Resources Analysis.
5. Consider the importance of viewsheds.
6. Adequately address the shared driveway/roadway with the 2-acre parcel to the north (Mr. Harrison's property).

- and having found that the considerations for granting the Concept Plan Approval to Grace Hartman can be justified and have been presented in the application materials, staff report, and presentations to the Planning & Zoning Commission,
- and having found that the proposal is generally consistent with the goals and policies of the 2012-2030 Teton County Comprehensive Plan,
- I move to APPROVE the Concept Plan for Walipini Subdivision as described in the application materials submitted December 7, 2015 and as supplemented with additional applicant information attached to this staff report.

Mr. Breckenridge seconding the motion.

Mr. Larson commented that this application is right on his threshold of wanting to see the application moved forward and wanting to table it to get more information. He hopes everyone understands there are questions that need to be addressed. Mr. Haddox agreed that he has a lot of concerns with this application, but it is a concept application. Ms. Johnston agreed. She commented that she sympathized with the neighbors' concerns, but those are outside of the jurisdiction of the Planning and Zoning Commission, and the application meets the required conditions of approval.

VOTE: After a roll call vote, the motion was unanimously approved.

MOTION: Ms. Johnston moved to adjourn the public hearing. Ms. Robson seconded the motion.

VOTE: The motion was unanimously approved.

The public hearing was adjourned at 6:53 pm, and the Planning and Zoning Commission took a break until 7:05 pm.

WORK SESSION: Draft Code Discussion, Article 13: Property Development Plan

The Commission reviewed and discussed the proposed draft code presented by Mr. Boal.

Article 13.1 and 13.2 were generally discussed, but more discussion of these sections will take place at the January 19th meeting.

Mr. Hensel asked for clarification on easements listed under 13.1.3.b.x, like what type of easements need to be included. Mr. Haddox asked for clarification of a preliminary title report. Ms. Johnston asked if the county requires an official title report from a title company and if that is something that should be considered. Mr. Boal explained that there are costs associated with title reports, and there are some concerns with requiring an official title report. The Planning Department provides a lot of the same information, and the county can relate it to the regulations being enforced. Ms. Johnston commented that it would be helpful to require easements to be shown and also include who the easement is from and to. Mr. Boal explained that is covered in another section of the code.

Mr. Larson asked if there were specific approval and appeal processes, such as study requirements that may be determined by the Planning Administrator. Mr. Boal stated those processes are

outlined in Article 14. The intent of the sections for each study is that the standards are clear about when they are required.

Article 13.3.1 was reviewed in more depth. Text edits were identified to staff, including standardizing the language used throughout and clarifying definitions.

Mr. Breckenridge mentioned that irrigation ditches and canals have the same setback requirement, which may not be necessary. Mr. Hensel asked if there was a standard that would differentiate between ditches and canals. Irrigation ditches and canals were discussed more. Staff will clearly define each and utilize different setbacks for each.

The question of which standards to use was discussed, including whether NRCS standards are appropriate and if there are other options available. Mr. Booker stated that the standards are very technical. Mr. Boal explained that worksheets or handouts would be developed to help applicants understand the standards used in the code. Ms. Johnston expressed that she felt the language was vague and unclear on specific requirements, in terms of what the trigger points are, what exactly is required, and what do the requirements apply to. Mr. Boal explained that there are sections outlined of specific allowed uses and prohibited uses, but staff can try to clarify those sections more.

Ms. Johnston commented on the language in the 13.3.1 chart about wetland delineations. The language will be adjusted to clarify that delineations are approved by the US Army Corps of Engineers instead of created by them.

Ms. Johnston also mentioned that she does not think the NRCS standards are the best option, and she believes the intent of those standards are different from what we want. Mr. Larson asked how the standards do not do what we want them to do. Mr. Booker commented that The Nature Conservancy has standardized worksheets for different topics, which may be similar to what Mr. Boal explained would be created. Mr. Booker said the standards would be similar to the Building Code, but the worksheet would be created to give to the applicant that explains what needs to be done. More discussion occurred on standards. Staff will look into other standard options besides NRCS. Ms. Johnston mentioned having standards created specific to Teton County. Mr. Hensel stated that would be a long and expensive process, which may not be an option. He agrees that it would be better, but adopting a standard that has already be created could still work well. Mr. Booker mentioned that an adopted standard could be amended in the future if it needs to. Mr. Arnold commented that he has used the NRCS standards, and he thinks they are a good standard. There may be times when they are not always applicable, but the only way to get around that is to create a unique standard for Teton County. Mr. Haddox explained that he felt comfortable with the NRCS standards with a worksheet that goes along with it, realizing that it may not be perfect, but they could be amended in the future if needed. He feels that if something is created specific to Teton County, there may be too many loopholes or it may be too burdensome for anyone to use. Mr. Larson agreed. Staff will also work to develop a worksheet/handout for a specific section in Article 13 that uses the NRCS standards as an example to see how the standards work when applied.

Mr. Boal gave a brief summary of what was planned for the next meeting. Mr. Booker suggested that if any commissioner will miss a meeting, they should email comments on that meeting's topic to the Chair so their comments will be included in the discussion.

MOTION: Mr. Booker moved to adjourn the meeting. Mr. Larson seconded the motion.

VOTE: The motion was unanimously approved.

The meeting was adjourned at 8:17 pm.

Respectfully submitted,
Kristin Rader, Scribe



Dave Hensel, Chairman



Kristin Rader, Scribe

Attachments:

1. PZC January 12, 2016 Meeting Packet
2. Public Comment Sign-up Sheets
3. Covenants & Restrictions provided by Mr. Hare (Walipini Sub. App.)
4. Written Decision for Cowboy Church CUP Recommendation of Approval
5. Written Decision for Walipini Subdivision Concept Approval



February 9, 2016

**Teton County Planning & Zoning Commission
Written Decision for Conditional Use Permit Recommendation of
Approval for the Cowboy Church**

Overview

On January 12, 2015, David Kite came before the Teton County Planning & Zoning Commission to request a recommendation of approval for a Conditional Use Permit for a church on property located north of Driggs, at 4369 N. Highway 33.

Planning & Zoning Commissioners Present: Mr. Dave Hensel, Mr. Cleve Booker, Mr. Bruce Arnold, Mr. Chris Larson, Ms. Marlene Robson, Mr. Jack Haddox, Ms. Sarah Johnston, and Mr. David Breckenridge.

Applicant(s)/Representative(s) Present: David Kite

Motion

Ms. Johnston moved that having concluded that the Criteria for Approval of a Conditional Use Permit found in Title 8-6-1 can be satisfied with the inclusion of the following conditions of approval:

1. The applicant will provide Teton County Planning & Building with the net square footage to calculate the occupancy load to determine if a sprinkler system is required. If the system is not required, it is highly recommended that the system be inspected and utilized for the safety of the occupants.
 2. Any additional development or changes to the existing structure on this property requires a Scenic Corridor Design Review, where applicable.
 3. All outdoor lights must comply with the Teton County Code, if applicable.
 4. A sign permit is required for the existing Cowboy Church sign.
 5. Parking must meet the Teton County Code requirements, including number of spaces and size, as well as ADA accessible requirements.
 6. Access, parking, septic system, water, and building safety thresholds will be established and included in such a way that the CUP will be reviewed when those thresholds are met.
- and having found that the considerations for granting the Conditional Use Permit can be justified and have been presented in the application materials, staff report, and presentations to the Planning & Zoning Commission,
 - and having found that the proposal is generally consistent with the goals and policies of the 2012-2030 Teton County Comprehensive Plan,
 - I move to RECOMMEND APPROVAL to the Teton County Board of County Commissioners for the Conditional Use Permit for the Cowboy Church as described in the application materials submitted December 4, 2015 and as supplemented with additional applicant information attached to this staff report.

Mr. Arnold seconded the motion. After a roll call vote, the motion was unanimously approved.

Conclusions

Having given due consideration to the application and evidence presented, and to the criteria of approval defined in Teton County Code, Title 8-6-1, the Teton County Planning & Zoning Commission hereby makes the following conclusions:

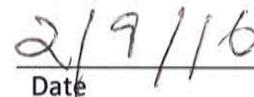
1. The location for the proposed use is compatible to other uses in the general neighborhood. The existing building was built as a commercial building, so its uses are limited in the A-2.5 zone.
2. The fiscal impact of the proposed use will be minimal as no new structures are being proposed, it accesses directly from Highway 33, and the church assembly will only meet once per week.
3. The location for the proposed use is large enough to accommodate the proposed use at its current size, with some room to grow. It was recommended to determine a threshold that would require the Conditional Use Permit to be reviewed to ensure the location is able to accommodate the use in the future.
4. In general, the proposed Conditional Use Permit conforms with the goals outlined in the 2012-2030 Teton County Comprehensive Plan, including new services for the community and community involvement.
5. The proper legal requirements for advertisement of the public hearing have been fulfilled as required by Idaho Code, Title 67; Section 67-6509, 67-6511, 67-6512, and Title 9, Section 3-2-(B-2) of the Teton County Zoning Ordinance. The public hearing was duly noticed in the Teton Valley News on December 24, 2015 and December 31, 2015. A notification was sent via mail to surrounding property owners within a 300-foot buffer area, as well as all property owners in subdivisions that intersect with the 300-foot buffer. A notice was also posted on the property providing information about the public hearing.
6. Other persons in attendance expressed approving comments of the proposed Conditional Use Permit. All public comments are on file with the minutes of January 12, 2016.
7. This proposal is not in conflict with the provisions of any adopted ordinance or intent of any county policy or use within the proposed zone classification.

Recommended Conditions of Approval

1. The applicant will provide Teton County Planning & Building with the net square footage to calculate the occupancy load to determine if a sprinkler system is required. If the system is not required, it is highly recommended that the system be inspected and utilized for the safety of the occupants.
2. Any additional development or changes to the existing structure on this property requires a Scenic Corridor Design Review, where applicable.
3. All outdoor lights must comply with the Teton County Code, if applicable.
4. A sign permit is required for the existing Cowboy Church sign.
5. Parking must meet the Teton County Code requirements, including number of spaces and size, as well as ADA accessible requirements.
6. Access, parking, septic system, water, and building safety thresholds will be established and included in such a way that the CUP will be reviewed when those thresholds are met.



Dave Hensel
Chair of Teton County Planning & Zoning Commission



Date

Holly Wolgamott

From: J. Luke Shover <jls@dugongllc.com>
Sent: Thursday, February 25, 2016 1:43 PM
To: Kelly Park
Cc: Holly Wolgamott
Subject: Growth incentives in Teton County: Tax abatements

Mr. Park,

Hello again, my name is Luke Shover. You and I spoke on the phone this afternoon in regards to tax abatements for developers interested in bringing projects to Teton County. I wanted to follow up and provide you with a little information on our proposed project. The firm for which I work is Dugong LLC. We have recently acquired some land in Victor, ID and would like to develop some multi-family living units fashioned after those built in Blaine County: <http://www.architectmagazine.com/project-gallery/cold-springs-crossing>

I believe they did most of their work with the Blaine County Housing Authority: (208) 788-6102 if you would like to discuss it further.

Ideally we can replace the first level garages with two more living units in each structure. However, this is an ongoing discussion with the City that has yet to be resolved. Regardless, the location we have in mind is in the downtown corridor, within walking distance of the START bus stop, the corner grocery store, all of the restaurants/shops downtown, etc. As you may or may not be aware, Victor has just undergone numerous revisions to their zoning codes. I have attended many of the meetings and I like to think that we have a comfortable working dynamic with City staff and council.

We are very interested in pursuing this project and would very much appreciate it if Teton County could provide any additional support.

I have contacted Ms. Wolgamott and left a message in regards to addressing the entire Board of Commissioners at the next meeting.

Thank you for your time today.

Warm regards,

J. Luke Shover
(307) 228-0387
jls@dugongllc.com

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PROJECT

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Posted on: September 29, 2014



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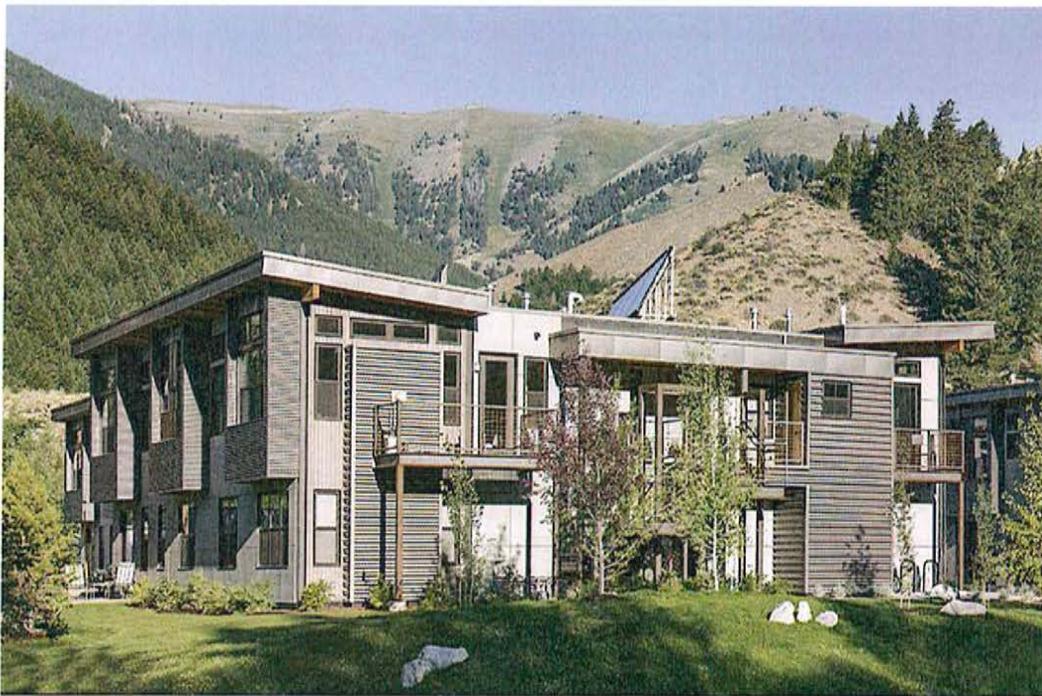
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Cold Springs Crossing

Michael Doty Associates, Architects



SPANDREL



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NCAA FINAL FOUR
EXPERIENCE

RELATED PROJECTS

LOCATION

Bellevue,
ID

CLIENT/OWNER

CK Enterprises

CONSULTANTS

General Contractor:
Kearns McGinnis &
Vandenburg

PROJECT STATUS

Built

YEAR COMPLETED

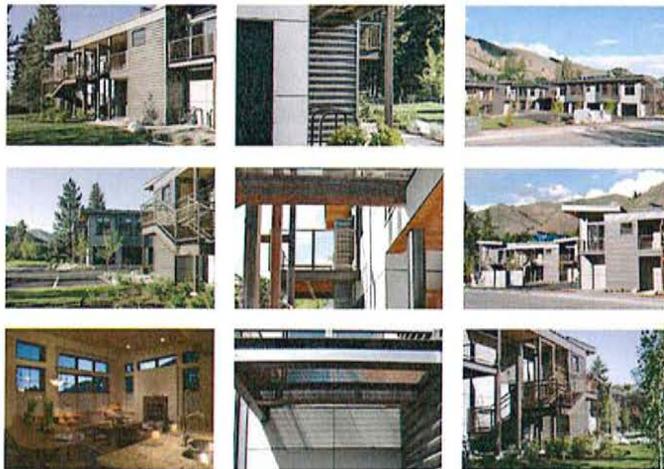
2014

SIZE

22,500 sq. feet

TYPE

Single Family

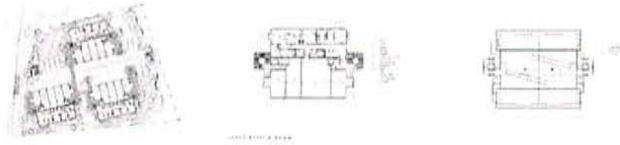


SCOPE

New Construction

KEYWORDS

2014 AIA Idaho Honor Awards

[View all \(13\) images](#)**PROJECT DESCRIPTION**

PROVIDED BY AIA IDAHO:

The project began with a developer utilizing a new community housing zoning overlay to build a 3-building, 15-unit rental project that would provide quality housing for working residents and also reinvigorate an underutilized location that is a gateway to the city of Ketchum. Goals to maximize development potential while respecting the project budget converged with the design team's design directives that included extremely durable, sustainable, and livable buildings. The buildings were to provide a desirable living space for the long term, and to accomplish this feature spacious floor plans that utilize quality materials and detailing in addition to abundant daylight, decks and outdoor living spaces.

There are 1, 2 and 3 bedroom units range from 777 to 1,463 square feet on an approximately 1-acre lot. Each building comprises 7,500 SF for a total of 22,500 SF for the project, with 42% of the lot as open space. The project is in Ketchum's area of impact, having connectivity to the Wood River Trail system, mountain bike paths, and adjacency to the Big Wood River and St. Luke's Hospital. Unit rental rates are priced competitively, with three designated as income restricted.

The units also accommodate the play-hard attitude of valley residents, incorporating extra deep garages for recreational equipment storage. The three buildings are sited to maximize views of the ski area and surrounding mountain ranges and allow for a tenant friendly interior motor court, with exterior open spaces and natural landscaping.

The structural system is wood frame construction, with steel post and wood glulam beams for the second floor and roof framing, and tube steel post and c-channel structural elements for the stairs and decks. Stairway treads are constructed of steel bar grate and handrails of metal mesh. Durable interior and exterior finishes were selected in anticipation of a high level of usage by rental occupants. The exterior materials include fiber cement siding panels, 18 gage hot-rolled sheet metal, and corrugated metal panels in several complimentary finishes installed in a rain screen application. The thermal envelope includes 1-1/2" of rigid foam insulation with radiant foil on the exterior, and spray foam inside the stud cavity. Each unit also includes a gas fireplace, radiant heat in the concrete floor slabs, and a washer/dryer. Maple cabinetry and doors and vaulted ceilings with birch veneer plywood that extend outside to also become the soffit material bring warmth to the interiors. The landscaping consists of drought-tolerant grasses and plantings to promote water conservation and blend



Rustic Piedmont Farm
Sperryville, VA
Monroe and Crocker, PC



La Cresta Master Bath
Orinda, CA
nestworks llc



Rappahannock House
Flint Hill, Virginia
Jordan Goldstein

STARS OF KOV

Stars of Kovan
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Choy House
Queens, NY
O'Neill Rose Architects

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Teton County Ambulance Service District Minutes: February 22, 2016

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

AGENDA

1. Request for Information from TVHC
2. Communication Between ASD, TVHC, and the Fire District
3. ASD Agreement with Wyoming
4. Ambulance Quarterly Report

COMMISSIONERS PRESENT: Bill Leake, Kelly Park, Cindy Riegel

OTHER ELECTED OFFICIALS PRESENT: Fire District Commissioners Scott Golden, Kent Wagener and Jason Letham; Clerk Mary Lou Hansen; Prosecutor Kathy Spitzer

Chairman Leake called the meeting to order at 11:12 am.

● **MOTION.** Chairman Leake made a motion to approve the minutes of December 14, 2015 and February 8, 2016 as presented, and the minutes of January 25, 2016 as amended. Motion seconded by Commissioner Park and carried unanimously.

REQUEST FOR INFORMATION FROM TVHC. The Board reviewed the draft letter prepared by Commissioner Riegel and agreed that no changes were needed. The letter was signed and delivered to Hospital CEO Keith Gnagey (Attachment #1).

COMMUNICATION BETWEEN ASD, TVHC & FIRE DISTRICT. Chairman Leake said these relationships are complicated and that the current funding shortfall was not anticipated when the Mercer report was written. He said decisions will depend upon what level of service is desired and funded by the taxpayers. He questioned whether a 5 minute response time from Victor was necessary and asked if statistics were available regarding how often ambulances responded to life threatening circumstances when every minute was critical.

Mr. Gnagey said the response time came from the Mercer Study. He distributed copies of a recent article about rural ambulance services.

Commissioner Park said he hadn't realized that TVHC was paying the Fire District \$140,000 per year to house the ambulances. He believes TVHC is more financially responsible than the Fire District and wonders why the Fire District has a \$2 million capital fund. He said the current ambulance system was good and questioned why changes are being considered.

Commissioner Riegel said the Board had received a proposal from the Fire District and had just submitted a list of questions to TVHC. She believes the answers to those questions will provide sufficient additional information to allow the Board to either make a decision or identify further questions requiring answers.

Fire District Commissioner Kent Wagener said similar discussions were held four years ago, resulting in the Mercer Study. That study found Teton County to be unique enough that no other comparable community was found and Mercer could not recommend a single best option. However, they did recommend addition of an ambulance in Victor. Commissioner Wagener said the Fire District proposal was intended to save taxpayer dollars while providing the exact same level of service. He explained that TVHC pays \$140,000 to the Fire District to house and staff two ambulances. The Fire District's \$2 million capital account was saved up during the boom years when the Fire District expecting to build a fourth fire station in the north end of the valley.

QUARTERLY AMBULANCE REPORT (Attachment #2). Hospital CFO Wes White presented the report in lieu of EMS Director Rob Veilleux, who was attending a training session. From October-December 2015, there

were a total of 89 calls and 69 transports. This compares to 77 calls and 47 transports for the same period in 2014. Mr. White referenced the Ambulance Quality Data Report on page 6. He said the Fire District had chosen not to participate in this reporting, which resulted in the blank spaces under the “Fire Based EMS” column heading.

Fire Chief Bret Campbell explained that the Ambulance Service Partnership Agreement between the Fire District and TVHC (Attachment #3) created an Administrative Committee that should have worked together to develop the quality performance measures. In lieu of following this process, he said the TVHC Board unilaterally established the ambulance quality measures appearing on page 6. Chief Campbell said quality performance data is being collected and is available, but is not being reported to TVHC because the contractual procedure was not followed to develop the quality performance measures.

Commissioner Riegel said she had previously understood that the Fire District was a TVHC sub-contractor. However, after reading their Partnership Agreement, she now understands that they are equal partners with a joint powers relationship.

ASD CONTRACT WITH WYOMING. Mr. Gnagey said the ASD should definitely budget for purchase of a new ambulance during FY 2017. TVHC hopes to obtain a grant to help fund the purchase. Clerk Hansen will notify Teton County, Wyoming of the intended capital expense as required by the ASD contract with Wyoming.

The Board discussed the February 4 letter from the Alta Solid Waste Board expressing concerns about continued ambulance services in Alta (Attachment #4). The Board sent a contract termination notice to Teton County, Wyoming pursuant to their 12-14-15 discussion about Wyoming’s requirement that every EMT performing services in Wyoming be licensed in Wyoming.

Mr. Gnagey said the problem is larger than the requirement that EMTs be licensed in Wyoming because there are different standards for what a basic EMT can do in Wyoming and in Idaho. He explained that each state has a different set of state-approved protocols and said it was not possible for the ambulance service to operate with two different sets of protocols. Furthermore, Wyoming requires a medical director licensed in Wyoming.

Commissioner Riegel suggested that Alta residents contact their county elected officials to urge a resolution to this problem. In addition, Prosecutor Spitzer and Chairman Leake will call their Wyoming counterparts to discuss the situation.

● **MOTION.** At 12:40 pm Chairman Leake made a motion to adjourn the meeting and reconvene as the Board of County Commissioners. Motion seconded by Commissioner Park and carried.

Bill Leake, Chairman

ATTEST: _____
Mary Lou Hansen, Clerk

- Attachment: #1 Letter to TVHC requesting answers to questions related to Fire District ambulance proposal
#2 Quarterly Ambulance System report
#3 Ambulance Service Partnership Agreement between TVHC and Fire District
#4 Letter from Alta Solid Waste District

TVHC ASD Responses

- 1) Is the funding shortfall that was absorbed by TVHC in FY 2016 something we can expect will continue? If so, how does the TVHC propose we meet this shortfall?

TVHC believes that maintaining ambulance service is a critical health care function. We did two things in the FY2016 budget:

- We adjusted the cost charged to the ASD/taxpayers to reflect the multi-use of the EMS staff -- TVHC uses EMS staff, while they are not on calls, to assist in the ER at the hospital. We therefore reduced the cost to the ASD by an amount we estimated to be the value of those services. Where EMS staff are hospital employees and where we can leverage their skills in other areas of the hospital (as well as providing them with valuable training), we would continue this cost sharing with the ASD/taxpayers.
- We reduced the cost to the ASD to meet budget requirements, to ensure that we were not spending more than the available funds -- TVHC operates several departments at a loss; and we will continue to operate those functions because they are critical to our mission as a community hospital. The best example is our 7x24 ER. We believe it is a critical health care function to provide to the citizens and we will continue to operate an ER, at a loss, because of its value. Pre-hospital care, currently provided by EMS staff, is also a critical health care function and will be growing in use and importance in the next several years.

The amount of a shortfall is highly dependent on the estimated taxes, the level of service to be provided, the costs levied by the ASD for Dispatch and administration, the degree of EMS multi-use, and the cost to utilize Fire to provide services. All of those factors determine the cost of the services and the shortfall, if any. Should the shortfall change significantly from its current value, all of those impact items should be examined. If the shortfall remains relatively constant, the hospital believes that the value of providing quality EMS services to the county is worth the cost of the shortfall.

In preparing the FY2016 budget, we provided the ASD with the true costs of operating the ambulance service, showing our direct and indirect costs associated with that service line. As a health care provider, we must accurately capture and manage our costs for each service line (e.g., ambulance, ER, OR) we operate. We believe it is important to differentiate costs by service line for the purposes of planning an ambulance budget and in general, to provide transparency to taxpayers on the use of their money. Without service line costs, it is impossible to compare our performance to the performance of other counties and to identify trends in spending.

- 2) How does TVHC propose to provide clinical experience and measure quality of care for all ambulance service providers/staff under the current contract scenario? Are there additional costs

associated with this training and assessment?

The hospital currently supports a number of organizations in providing training to clinical staff or students. We have had programs in place for such training for a number of years. Given our small size, we schedule student participation to ensure that we do not overwhelm our resources and that we maintain high patient care and quality. We currently provide practical and theory training for our EMS staff, adding the Fire staff would be an increase in numbers of staff, but not a change in our training methodology.

Our training program includes training and orientation in:

- Hospital operations, policies, and organizations – teaching students who we are and how we operate. Providing an overview of our policies (e.g., confidentiality);
- Health Care policies – review of such relevant policies as HIPAA (The Health Insurance Portability and Accountability Act of 1996), Medicare rules and policies, and payer (e.g., Blue Cross, Regence) policies;
- Practical reviews of procedures and equipment – ensuring that students know and practice common procedures (e.g., 12 lead EKGs) and where ER equipment is kept and how to use it;
- Skills training – theory and practice training for such items as intubations; and,
- Teamwork – working in the hospital, with the staff that provides ER services, builds an understanding of skills and greatly strengthens communication skills. The teambuilding enables the EMS and hospital staff to work effectively across the continuum of care needed by a patient. We should not view patient care based on how we are organized (or trained); we should instead focus on providing care that the patient needs. So the more effectively a team can function across those patient needs; the more safely, effectively, and with higher patient satisfaction we can deliver patient care. In a small hospital, where everybody can and should perform multiple functions, building the high performing team is critical to patient care.

The biggest coordination issue to be addressed with Fire staff is the infrequency of some of the practical training that is patient-based. Our ER patients do not all arrive at the same time, nor do they need what a student may most need to help learn a skill. We currently utilize in-house staff to maximize the training opportunities and would recommend that Fire staff be assigned to the hospital for periods of time to maximize their training and ensure that we are building teams of in-house and Fire staff to provide maximum care to our patients.

We do not propose a cost for training Fire staff (and generally impose no training costs on any student). There should be no incremental burden costs for Fire to participate in hospital training. We require workers' compensation and liability insurance and normal immunizations for our students. Since Fire is already performing first responder duties, these should not be additional requirements.

The collection of the quality measures is relatively straight forward and would require little additional work and no additional costs. The metrics for which we currently collect data are all currently documented by Fire; they were selected partially because they are currently collected and easily measured. What would be added in the process is that when the Fire EMS director reviews each run (which is a current process), the director would indicate whether the EMS team followed the protocol and the sub-step being measured. The staff training metrics (e.g., number and success of IVs or venous draws, number and success of initial vitals) are similarly easy to measure and collect (and are again something we assume Fire measures, since these measures would be necessary to determine training shortfalls). Producing the resulting reports is also relatively straightforward; we currently use an Excel template to populate and report on the measures.

- 3) Do you view emergency ambulance services as a critical function of the hospital in terms of the overall health care system in our community and why? Please describe how this might change if TCFPD took over ambulance services.

Pre-hospital care is a vital function. It has been increasing in importance on a national level since the creation of ambulance services, with the original transport function now augmented with significant amounts of medical care that is available and used prior to arrival at the hospital (or to eliminate the need for a transport and hospital visit). The amount and impact of services provided in the field will only increase. As more and more of the functions performed by EMS staff are clinical in nature, the need to train and support those clinical needs will increase.

In many emergency situations, time is a critical factor. The sooner a diagnosis and treatment can occur, the better the patient outcome. That is true at the hospital, it is also true in the field. The time sensitive emergency program that Idaho is now implementing includes pre-hospital care in the program – time is not measured from when the person gets to the hospital, time is measured from when the incident occurred and when EMS got to the patient – so the treatment must be coordinated with hospital providers as soon as practicable.

If TCFPD took over ambulance services, they assert that they have and will, "...continue building relationships with our local clinical facilities, TVHC ...". Based on performance to date and their proposal, Fire has a different view on training and quality than TVHC. Other Fire departments deliver excellent care, training, and have robust QI programs. Based on their current proposal, we do not believe that the training and quality programs that we feel are vital to the delivery of quality EMS services would continue if TCFPD took over ambulance services. We worry that fewer patients would be transported to TVHC, that the number and abruptness of care transfers would increase, and that licensure and peer reviews would become the measure used for quality.

- 4) Describe the financial impacts to TVHC if the hospital no longer received ASD revenue for providing emergency ambulance services. Are there other potential fiscal impacts to the hospital if TCFPD took

over all emergency ambulance services in the county?

If the hospital no longer received ASD funding the impact is going to vary based primarily upon the level of ambulance service provided:

- Would the ambulances always have a paramedic?
- Would an ambulance always be available to transport patients? To Salt Lake City and other non-local destinations?
- Would ambulance staff assist in the ER upon delivery of a patient? At other times?

If we assume a similar level of service and no in house support we believe we would see the following impacts:

- Loss of revenue – approximately \$700k using forecast numbers for ASD payments and bill collections for FY2016
- Reduction in expenses – Salaries and benefits and Fire payment -- \$840k
- One time severance costs associated with terminating current EMS staff (this would include leave payout, and unemployment insurance) – up to \$155k (depending on amount of unemployment paid)
- Replacing EMS staff with emergency room technicians – we would probably just replace staff during the 7PM to 7AM shift, when hospital staffing is lowest. Assuming 1 staff, the cost would be approximately \$130k. [Note that the cost to “replace” staff is much higher than the cost to multi-use existing staff.]
- So, first year cost would be up to \$145k, gain in subsequent years would be nominal
- As we move to value based services and more use of field staff to perform clinical work we would have additional costs to hire staff to visit patients in their home. Reimbursement for these services is unclear at the moment.

5) How does the hospital's status with insurance companies and Medicare/Medicaid impact billing and reimbursement for emergency ambulance services? Will TCFPD be able to bill and collect comparable payments? Why or why not?

- Medicare/Medicaid - Reimbursement should be the same.
- TVHC has fee for service contracts that reimburse at a high percentage of our price for many commercial payers. We get those rates because of the volume of patients we see and our status as a CAH. The Fire department will have to negotiate their own contracts and will not have the volume or status that will allow for those types of reimbursement rates.
- As reimbursement moves more to a model requiring active participation in quality programs, Fire will have to adopt those models or face reduced reimbursement
- TVHC is enrolled in the most commonly used insurance plans for Teton Valley residents and travelers. By enrolling in those plans, we ensure that the patient is charged in-

network rates, maximizing the value to our patients by preventing out-of-network charges. Fire will need to have their billing provider enroll them and maintain their enrollment in these local plans.

- The Fire proposal states that contracting collections will be done if applicable. If they do not contract with a collections agency their collected revenue will be lower.
- If Fire runs the ambulance system, patients will receive another separate bill for their health care. Currently the ambulance bill is included with the ER bill. We currently use dollars paid to reduce all charges (in other words, patients do not select which items on the bill are paid first). If bills were separate and if patients paid their hospital bill first, the percent collected on the ambulance bill will decrease.

- 6) How might ambulance service payments from users and insurance companies be impacted by proposed changes to the state and national health care/health insurance systems (i.e. will ambulance service revenue/reimbursement likely go up or down)?

Based on our conversations with Blue Cross, the reimbursement is likely to go down in the short term. The exchange is causing higher utilization, which is causing payers to request lower reimbursement rates for the patient base utilizing the exchange.

In the mid and longer term, when we see more population health measure and reimbursement tied to population health, then ambulance rates will likely be embedded with other components of a patient's care. So, for example, we might see a hospital receive \$XX dollars for a patient's care during a month. That money would have to pay for the services that a patient receives, including services being performed by entities other than the hospital. If Fire does not account separately for the costs of ambulance service, it will be difficult to determine what they should be paid.

The way to survive will be to staff and plan for lower health care utilization, and shift from caring for acute episodes (those that may involve an ambulance) to preventing those episodes. So as we move to this model, our health care goal is to reduce admissions, ER visits, and ambulance calls. If fire calls remain the same and ambulance calls decrease, the per call cost for ambulance will go up in the Fire model. In the hospital model, increased downtime will be absorbed by the growing need for other pre-hospital services, maintaining or decreasing the per call cost.

- 7) Please outline any other advantages or disadvantages of the current contract that Teton County ASD has with TVHC for providing emergency ambulance services.
- a) It is directed by a set of elected officials who have to balance all of the needs of their constituents
 - b) It allows for hospital-based EMS, which given our low volume of emergency calls is the most efficient method of training and utilizing EMS staff

- c) It allows EMS to be operated and focused clinically
 - d) It makes maximum use of scarce resources
 - e) It has a demonstrated history of delivering quality care
 - f) It has a demonstrated history of growth and change; both to meet the needs of our community (e.g., basic to paramedic levels) and to meet the changes in health care delivery (e.g., community paramedic pilot)
- 8) Would TVHC be able to staff and maintain all the ambulances if TCFPD did not provide the Victor ambulance or secondary ambulances in Driggs? How would this impact the current or future ASD budget?

Yes, we could be the sole provider of ambulance services and provide an ambulance in Victor and backup ambulances. Until the recent agreement with Fire, we had 10+ years of success in providing all of the ambulance services for the Valley. We initiated the agreement with Fire after the Mercer study; we reached out and developed a joint powers agreement to add Fire to the ambulance providers in the Valley. We did that because it is the best method to provide cost efficient, high quality ambulance service. However, our partnership has not worked as well as hoped. If that partnership cannot be fixed, we can and would again provide all ambulance service to the Valley. We would be happy to discuss levels of service and build budget projections for that scenario.

- 9) What does TVHC think is the best scenario for ambulance service in FY 2017 and beyond? Please include a rough budget for this scenario.

The best scenario is jointly providing ambulance services with the Fire department. They have skills, staff with significant amounts of available time, and a desire to provide ambulance services. Their incremental costs of providing ambulance services should be low since if they are working with us no additional staffing should be required. To function as first responders, they already provide most of the equipment, licensure, and training to their staff to provide the services required to support ambulance services. The additional time proposed by the hospital for training and team building is low and, we would hope, could be absorbed into their budget. Working together we can provide more available staff, the highest level of efficiency in multi-using staff, and a higher level of service and quality than most counties of our size and population.

We have submitted a number of questions to Fire to try to better understand their proposal and what happens if they are not the sole provider of ambulance services in the county. We are also actively building a budget with Fire to develop the FY2017 proposal for joint operation of the ambulances. The future budget is highly dependent on those results.

However, we would propose developing a blueprint of the functional requirements for ambulance service as the precursor to any budget or decisions on ambulance management. Until we have agreement on the requirements, no vendor can accurately propose and state how the ambulance service should operate and what its cost should be.

10) What is the regulatory basis for TVHC moving towards a pay for outcomes system versus fee for services?

There are multiple regulations impacting all health care providers. However, the largest influence in making regulations is CMS (the Centers for Medicare & Medicaid Services). Their impact on healthcare is large due to the percentage of the healthcare dollar they control (Medicare and Medicaid spent 36% of all health care dollars in 2014). CMS has the statutory authority to mandate, change, and revise reimbursement methodologies. CMS has publicly stated that their goal is to have 30% of Medicare payments in alternative payment models (read quality and fee for service) by the end of 2016. We have attached a press release from CMS that provides more data. Since CMS is moving in this direction, the private payers will follow (and they are actively engaged in the conversion).

There are a number of additional relevant regulations and laws that provide the authority and intent behind the move to value-based reimbursement. We would be happy to provide more detail if requested.



Home > Newsroom > Media Release Database > Fact sheets > 2015 Fact sheets items > Better Care. Smarter Spending. Healthier People: Paying Providers for Value, Not Volume

Better Care. Smarter Spending. Healthier People: Paying Providers for Value, Not Volume

Date	2015-01-26
Title	Better Care. Smarter Spending. Healthier People: Paying Providers for Value, Not Volume
Contact	press@cms.hhs.gov

Better Care. Smarter Spending. Healthier People: Paying Providers for Value, Not Volume

Rewarding Volume: Where We Are Now

Improving the quality and affordability of care for all Americans has always been a pillar of the Affordable Care Act, alongside expanding access to such care. The law gives us the opportunity to shape the way health care is delivered to patients and to improve the quality of care system-wide while helping to reduce the growth of health care costs.

When it comes to improving the way providers are paid, we want to reward value and care coordination – rather than volume and care duplication. In partnership with the private sector, the Department of Health and Human Services (HHS) is testing and expanding new health care payment models that can improve health care quality and reduce its cost.

HHS has adopted a framework that categorizes health care payment according to how providers receive payment to provide care.¹

- category 1—fee-for-service with no link of payment to quality
- category 2—fee-for-service with a link of payment to quality
- category 3—alternative payment models built on fee-for-service architecture
- category 4—population-based payment

*for more detail and examples, see "Payment Taxonomy Framework"

Value-based purchasing includes payments made in categories 2 through 4. Moving from category 1 to category 4 involves two shifts: (1) increasing accountability for both quality and total cost of care and (2) a greater focus on population health management as opposed to payment for specific services.

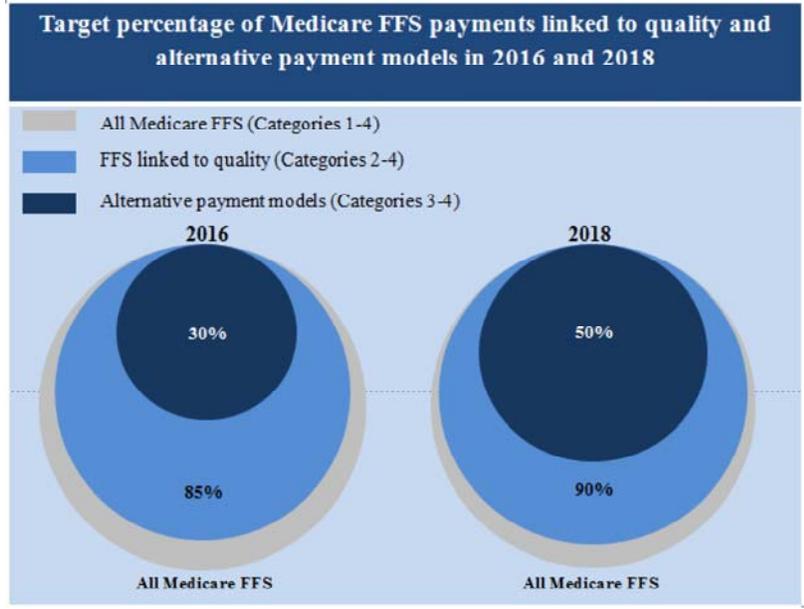
Prior to 2011, many Medicare payments to providers were tied only to volume, rewarding providers based on how many tests they ran, how many patients they saw, or how many procedures they did, for example, regardless of whether these services helped (or harmed) the patient. But thanks to reforms under the Affordable Care Act and other changes, by 2014, an estimated 20 percent of Medicare reimbursements had shifted to categories 3 and 4, directly linking provider reimbursement to the health and well-being of their patients.

Rewarding Value: Where We Are Going

To help drive the health care system towards greater value-based purchasing – rather than continuing to reward volume regardless of quality of care delivered – HHS has set a goal to have 30 percent of Medicare payments in alternative payment models (categories 3 and 4) by the end of 2016 and 50 percent in categories 3 and 4 by the end of 2018. This will be achieved through investment in alternative payment models such as Accountable Care Organizations (ACOs), advanced primary care medical home models, new models of bundling payments for episodes of care, and integrated care demonstrations for beneficiaries that are Medicare-Medicaid enrollees. Overall, HHS seeks to have 85 percent of Medicare fee-for-service payments in value-based purchasing categories 2 through 4 by 2016 and 90 percent by 2018.

Three years ago, Medicare had limited payments in alternative payment models, but at the end of 2014 these value-based payments represented approximately 20 percent of Medicare fee-for-service payments to providers. This increase was driven by the Medicare Shared Savings Program (MSSP) and Pioneer ACOs, the Bundled Payment for Care Improvement Initiative, and the Comprehensive Primary Care Initiative, among other programs. HHS is working with private payers, including health plans in the Health Insurance Marketplace and Medicare Advantage plans, as well as state Medicaid programs to move in the same direction toward alternative payment models and value-based payment to providers and to meet or exceed the goals outlined above wherever possible.

Payment Taxonomy Framework				
	Category 1: <i>Fee for Service—No Link to Quality</i>	Category 2: <i>Fee for Service—Link to Quality</i>	Category 3: <i>Alternative Payment Models Built on Fee-for-Service Architecture</i>	Category 4: <i>Population-Based Payment</i>
Description	<i>Payments are based on volume of services and not linked to quality or efficiency</i>	<i>At least a portion of payments vary based on the quality or efficiency of health care delivery</i>	<i>Some payment is linked to the effective management of a population or an episode of care. Payments still triggered by delivery of services, but opportunities for shared savings or 2-sided risk</i>	<i>Payment is not directly triggered by service delivery so volume is not linked to payment. Clinicians and organizations are paid and responsible for the care of a beneficiary for a long period (e.g. ≥1 yr)</i>
Medicare FFS	<ul style="list-style-type: none"> Limited in Medicare fee-for-service Majority of Medicare payments now are linked to quality 	<ul style="list-style-type: none"> Hospital value-based purchasing Physician Value-Based Modifier Readmissions/Hospital Acquired Condition Reduction Program 	<ul style="list-style-type: none"> Accountable care organizations Medical homes Bundled payments Comprehensive primary care initiative Comprehensive ESRD Medicare-Medicaid Financial Alignment Initiative Fee-For-Service Model 	<ul style="list-style-type: none"> Eligible Pioneer accountable care organizations in years 3-5



How We Get There: Health Care Payment Learning and Action Network

At HHS, we have a responsibility to help align the way providers are paid as a key step toward better care, smarter spending, and healthier people. We also know that we cannot do it alone. Working in concert with our partners in the private, public and non-profit sectors, we are announcing the establishment of the Health Care Payment Learning and Action Network to help align the important work being done across sectors.

All alternative payment models and payment reforms that seek to deliver better care at lower cost share a common pathway for success: providers must make fundamental changes in their day-to-day operations that improve the quality and reduce the cost of health care. Making operational changes will be attractive only if the new alternative payment models and payment reforms are broadly adopted by a critical mass of payers. When providers encounter new payment strategies for one payer, but not others, the incentives to fundamentally change are weak. In fact, a provider that alters its system to prevent admissions and succeed in an alternative payment environment may lose revenue from payers that continue fee-for-service payments.

The Learning and Action Network will accelerate the transition to more advanced payment models by fostering collaboration between HHS, private payers, large employers, providers, consumers, and state and federal partners. Working together, Learning and Action Network partners will:

- Serve as a convening body to facilitate joint implementation and expansion of new models of payment and care delivery
- Identify areas of agreement around movement toward alternative payment models and define how best to report on these new payment models
- Collaborate to generate evidence, share approaches, and remove barriers
- Develop common approaches to core issues such as beneficiary attribution, financial models, benchmarking, and risk adjustment
- Create implementation guides for payers and purchasers

Alignment between HHS, private sector payers, employers, providers, and consumers will help health care payments transition more quickly from pure fee-for-service to alternative payment models – a critical step toward better care, smarter spending, and healthier people.

¹Rajkumar R, Conway PH, Tavenner M. CMS--engaging multiple payers in payment reform. JAMA. 2014 May 21;311 (19):1967-8.

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CMS.gov

A federal government website managed by the Centers for Medicare & Medicaid Services
7500 Security Boulevard, Baltimore, MD 21244



March 11, 2016



Ambulance Service District Commissioners
Teton County Ambulance Service District
150 Courthouse Drive - Room 109
Driggs, Idaho 83422

RE: Amendment to Fire District "Proposal for Emergency Medical Services"

Dear Ambulance Service District (Ambulance District) Commissioners:

Teton County Fire Protection District Commissioners remain committed to supporting you—the Ambulance District Commissioners—as you evaluate the current contract, financial sustainability and budget constraints of the present-day County ambulance service.

As you know, the Fire District presented two options (Options A & B) in its "Proposal for Emergency Medical Services," dated January 25, 2016. As we continue to brainstorm ways to help you offer the County the highest-quality, most economical ambulance service, we devised another option (Option C) for you to consider. We would like to present Option C to you and request that you add us to the Ambulance District meeting agenda for March 28, 2016.

Thank you for your consideration; we look forward to hearing from you.

Sincerely,

Jason Letham, District 2 Fire Commissioner, Chairman
Scott Golden, District 1 Fire Commissioner
Kent Wagener, District 3 Fire Commissioner
Bret Campbell, Fire Chief



Board of County Commissioners

Teton County Fire/EMS
Teton County, Wyoming
PO Box 901
Jackson, WY 83001

December 14, 2015

In accordance with the Ambulance Services Contract between Teton County, Wyoming (County) and the Teton County, Idaho Ambulance District (District), the District hereby provides 120 days written notice of cancellation of that Agreement. It has come to the attention of both the County and the District that the contract needs to be renegotiated.

Sincerely,

Bill Leake
Chair, Teton County Idaho Board of Commissioners

March 1, 2016

Ambulance Service District Commissioners
Teton County Ambulance Service District
150 Courthouse Drive - Room 109
Driggs, Idaho 83422

RE: Teton County Ambulance Contract

Dear Ambulance Service District Commissioners:

As you contemplate your options with respect to the ambulance service contract, we wanted to share our customer-based perspective in hopes it gives you another data point for your decision.

In Sept 2012, Kurt fell 16 feet from a ladder onto a concrete deck at our home. Becky was not home at the time, so roof laborers from Idaho Falls called 911 and relayed our home address. Due to outdated GIS data and ineffective dispatching procedures, it took the ambulance and fire truck more than 40 minutes to arrive on scene. Despite Becky arriving home 20 minutes after the 911 call was placed, she did not want to move Kurt from the deck and transport him to the hospital herself for fear of worsening potential back, neck or internal injuries. Kurt was in and out of consciousness, so assessing injuries as an untrained person was difficult for Becky.

The ambulance arrived on scene first, and after three attempts to back into the driveway, an EMT jumped out to get to Kurt and start assessing his condition and treatment. Kurt was on a second-story deck with no access to the ground floor, except for passing through hallways and a staircase in the house. Becky was concerned with how the two EMTs were going to get Kurt to the ambulance while on a backboard.

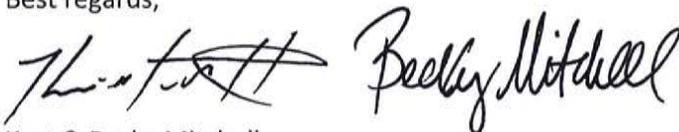
As soon as the firefighters arrived, they checked in with the ambulance crew and began to survey the situation for extraction from the deck. After consulting Becky, they devised a plan and when Kurt was securely fastened to the backboard, the firefighters carried him through a hallway and down a flight of stairs to the ground floor and awaiting ambulance.

We truly believe that without the firefighters' rescue skillset, it would have taken more time and effort to transport him to the awaiting ambulance. ...Time we just didn't have.

We tell you this story not to open "a can of worms" over the dispatching procedures or add to the quality of care argument between the hospital and fire department. We strictly want to let you know that the firefighters' rescue skills are very important, if not vital, in certain EMS responses.

Thank you for your time.

Best regards,

Handwritten signatures of Kurt and Becky Mitchell. The signature on the left is Kurt's, and the signature on the right is Becky's.

Kurt & Becky Mitchell

Board of Teton County Commissioners

MINUTES: February 22, 2016

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

9:00 MEETING CALL TO ORDER – Bill Leake, Chair
Amendments to Agenda

BOARD OF EQUALIZATION *(if necessary)*

PUBLIC WORKS – Darryl Johnson

1. Solid Waste – Saul Varela, Supervisor
 - a. Quarterly Meeting with RAD, Solid Waste & Recycle Collection Provider
 - b. ID Solid Waste Association Spring Training Event
2. Road & Bridge – Clay Smith, Supervisor
 - a. Public Works Responsibilities Regarding Teton County Pathways Ordinance
3. Engineering
 - a. Road Report Proposed Agenda for Work Session on March 21st
4. Facilities

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

10:00 AFFORDABLE HOUSING PATH FORWARD

1. RFP Housing Program Work Plan Discussion with Mayors from Victor, Driggs, and Teton

11:00 AMBULANCE SERVICE DISTRICT

1. Request for Information from TVHC
2. Communication Between ASD, TVHC, and the Fire District
3. ASD Agreement with Wyoming
4. Ambulance Quarterly Report

TETON VALLEY HEALTH CARE - Hospital Lease Quarterly Report

PLANNING AND BUILDING – Jason Boal

1. Building Update
 - a. Building Permit Fee Waiver Teton County School District
2. Parcel Counts
 - a. RFP/Scope of Work for Parcel Research Work
 - b. Unbuildable Parcels Issues
3. Code Enforcement - Current Issues Update
4. Draft Code Update
 - a. Comp Plan Policy-Code Analysis
 - b. Density Allocation Recommendation
5. Noxious Weeds Plan for 2016

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

1. Approve Available Minutes
2. Other Business
 - a. Misdemeanor Probation
 - b. Senate Bill 1205
 - c. 4th of July Support to City of Driggs
 - d. Review, Modify & Approve FY2017 Budget Preparation Schedule
 - e. Performance Evaluations for BoCC Staff
 - f. Communications Update
3. Committee Reports
4. Claims
5. Executive Session as Needed per IC74-206(1)

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 9:01 am and led the Pledge of Allegiance.

PUBLIC WORKS

Director Darryl Johnson reviewed his bi-monthly update (Attachment #1).

The first quarterly meeting with the county's solid waste collection provider will be held today at 3 pm. Mr. Johnson will report on the discussion at the Board's next meeting.

● **MOTION.** Commissioner Park made a motion to approve overnight travel for the Public Works Director to make a presentation at the Idaho Solid Waste Association 2016 spring training event in Boise. Motion seconded by Commissioner Riegel and carried unanimously.

The Board discussed the county's Pathways Ordinance (2015-1109) and agreed that Public Works should create a map of county-owned pathways. They reviewed and agreed upon the topics that should be covered during their March 21 Road work session and their March 28 Scenic Parkway discussion.

OPEN MIC

Shawn Hill, Valley Advocates for Responsible Development, supports retaining an affordable housing expert to develop a housing project work plan and an outside contractor to research the status of certain property parcels.

AFFORDABLE HOUSING PATH FORWARD

The following city elected officials were present, along with some of their staff: Victor Mayor Jeff Potter, Driggs Mayor Hyrum Johnson, Teton Mayor Gloria Hoopes. The group discussed the county's desire to delay re-activation of a Housing Authority Commission (HAC) until a 5-year work plan is developed and reviewed the draft Request for Proposals (RFP) prepared by Commissioner Riegel in order to obtain such a plan.

Mayor Johnson said it would be most cost-effective to use city staff members, or hire a new employee, to develop the housing work plan. He pointed out that it would take far more than \$5,000 to complete the tasks outlined in the RFP and suggested the group discuss possible funding sources and/or a reduction in the scope of work. He would prefer to appoint HAC members and let them supervise the development of a housing program work plan.

Mayor Potter referred to the various affordable housing controversies in Teton County, Wyoming and said an up-front consultant could well save the cities and county both time and money. Mayor Hoopes said Teton would support a consultant since they have no salaried planning staff.

Commissioner Riegel prefers a consultant due to the specialized knowledge and experience needed. Chairman Leake said a housing action plan would help identify the types of expertise needed by new HAC members. Having this information prior to making appointments would help the HAC be successful. Commissioner Park asked if the three cities should have similar planning and zoning regulations and said he would prefer a local employee. He also questioned how a consultant would be funded.

The group discussed whether to let their employees perform RFP Tasks 1 & 2 in order to reduce the cost. They agreed to retain the entire scope of work as written, but will ask respondents to provide cost estimates for each task. It was decided that the county Planning Administrator should be the point of contact for the project. He was asked to assemble an advisory committee to assist the chosen consultant with information gathering. The mayors and city staff will send comments about the RFP to Commissioner Riegel by February 26. She will incorporate those comments into the final RFP document.

AMBULANCE SERVICE DISTRICT

● **MOTION.** At 11:10 am Chairman Leake made a motion to recess the Board of County Commission meeting and convene as the Ambulance Service District. Motion seconded by Commissioner Park and carried. (See Attachment #3 for the Draft Ambulance Service District minutes.)

The Board of County Commissioners Meeting resumed at 12:41 pm.

TETON VALLEY HEALTH CARE

CFO Wes White reviewed the quarterly report submitted as required by the Lease Agreement between the county and TVHC (Attachment #4). The hospital is financially sound and made a net operating profit during 2015. Their 5% payment as required by the Liquid Asset Transfer Agreement will be made as soon as possible after their audit is complete.

PLANNING & BUILDING

Administrator Jason Boal reviewed his bi-monthly update (Attachment #5).

BUILDING PERMIT FEE WAIVER. The Board discussed the School District's request to waive the \$150 fee for installation of a small concrete vault. Mr. Boal said there is nothing in county code or policy about such waivers. Clerk Hansen said the City of Driggs had negotiated the building permit fees for the courthouse and law enforcement center. The Board declined to waive the \$150 fee.

CODE ENFORCEMENT. Mr. Boal reviewed the status of: (1) Mr. Felkins access issue near Badger Creek Road; (2) PEI permit applications for their location near 5000S; and (3) Table Rock subdivision issues.

APPOINTMENT TO NON-PROFIT BOARD. The Board agreed there was no impediment to Mr. Boal's service as a non-profit Board member, provided there was no conflict of interest with his county loyalties and duties.

CODE UPDATE. The Board thanked Mr. Boal for his analysis document listing the Comp Plan goals and associated policies and itemizing where and how those goals/policies are addressed within the proposed new Land Use Development Code (Attachment #6). Commissioner Riegel said the information would be very helpful with future public outreach efforts.

The Board reviewed the "Build-Out Comparison" document provided by Mr. Boal, who noticed a couple errors during the meeting (corrections are incorporated into Attachment #7). The county's current land use code could result in about 33,500 new lots whereas the revised land use code proposed by the Planning Commission could result in about 17,500 new lots. If 17,500 new lots are created, they would be accompanied by an additional 124,000 acres of open space. Mr. Boal said the Planning Commission decided to recommend the same development densities and land division options for all of the rural districts in order to eliminate debate about the location of specific lines on a map and to avoid incentivizing development in one area of the county rather than another.

PARCEL COUNTS & UNBUILDABLE PARCELS. The Board discussed the possible reasons and remedies to the unbuildable parcel problem as outlined in Mr. Boal's memo (Attachment #8). Commissioner Riegel said she would like to bring unbuildable parcels into compliance if possible, which will require county staff time. She would support reducing the time and expense for property owners where appropriate. In order to consider implementation of some possible remedies, the Board asked Mr. Boal to prepare draft ordinances that: (1) Would allow a fee waiver or reduction in specific circumstances; and (2) Modify the process and/or requirements in specific circumstances.

The Board reviewed the Request for Proposals prepared by Mr. Boal to identify a consultant to analyze past lot splits and parcels, along with the status of various subdivisions (Attachment #9). They decided that the subdivision analysis should be postponed in order to prioritize the parcel research. The Board discussed the best way to procure the work and guarantee the quality of the research. Mr. Boal said Idaho statute does not allow the contractor to be selected via a Request for Qualifications process. Clerk Hansen said the estimated cost of the work requires that the semi-formal procurement process be followed. The Board debated whether bids should be submitted on a time and materials basis, or as a fixed price. Mr. Boal will initiate the RFP process with bids required by March 11. The Board will award a contract March 14 so that the work can be completed in time to be utilized during the 2016 assessment process.

WEEDS

The Board reviewed the memo (Attachment #10) and Weeds Program Plan (Attachment #11) prepared by Weed Superintendent Amanda Williams. She proposes to personally spray weeds during 2016 in order to achieve better results, insure adequate record-keeping and compliance with state law, improve weed mapping, and become familiar with the county. She will have her applicator's license within a month. Ms. Williams plans to lease a spray truck from Madison County for \$250 per month and purchase an ATV, sprayer and trailer. Mr. Boal said there are sufficient funds within the approved Weed budget, provided that specific line-item amounts can be modified.

Ms. Williams believes her 40-hour per week schedule will allow sufficient time for spraying. If not, she said neighboring county Weed Superintendents and the Henry's Fork CWMA teams are very willing to help. She will also develop a list of private spraying contractors who could be hired if needed. Ms. Williams intends to focus on the proper treatment of all County property, along with high-priority weeds. She will also coordinate efforts with the cities and school district.

She is coordinating a March 23 weed workshop with the Teton Soil Conservation District.

The Board thanked Ms. Williams for her work and expressed support for all of her recommendations and plans.

● **MOTION.** Commissioner Riegel made a motion to approve the Pesticide Discharge Management Plan for the Teton County Weeds Department. Motion seconded by Commissioner Park and carried unanimously.

EXECUTIVE SESSION

● **MOTION.** At 4:41 pm Commissioner Park made a motion for Executive Session to discuss indigent issues pursuant to IC 74-206(1)(d). Motion seconded by Commissioner Riegel and a roll call vote showed all in favor. The Executive Session ended at 4:45 pm.

● **MOTION.** Commissioner Park made a motion to deny indigent case 1T-2016-10003 due to a lack of cooperation. Motion seconded by Commissioner Riegel and carried unanimously.

ADMINISTRATIVE BUSINESS

● **MOTION.** Commissioner Riegel made a motion to approve the minutes of February 8 as presented. Motion seconded by Commissioner Park and carried unanimously.

MISDEMEANOR PROBATION. Clerk Hansen said there had been informal discussions with the Prosecutor and Magistrate Judge about bringing this service in-house, rather than obtaining probation services from Tri-County Probation. If the Board wants to terminate their Tri-County contract, Prosecutor Spitzer said formal notification is required by March 31. The Board asked the Prosecutor and Clerk to provide more detailed information at the next meeting.

SENATE BILL 1205 would authorize the use of Federal dollars to subsidize the purchase of insurance by persons earning less than 133% of the Federal poverty rate who currently do not qualify for either Idaho Medicaid or federal insurance subsidies. The Board agreed that Chairman Leake should submit a letter of support for this bill.

JULY 4th FUNDING SUPPORT. The Board discussed Driggs' request for financial support of July 4 fireworks and activities (Attachment #12). Commissioner Park said he supports events that promote economic growth, but asked for clarification about fees allegedly charged by the City to the Skyliners snowmobile club, which prevented them from participating in this year's Snowfest. Doug Self, Community Development Director for Driggs, explained that Snowfest is organized by Teton Valley Foundation, not the City. He said TVF charges each individual event a fee to "buy into" the expense of their promotion and marketing efforts.

Mr. Self said Driggs has raised \$15,000 towards the expense of this year's celebration, including \$7,500 from Huntsman Springs and \$7,500 from Teton Valley Health Care.

● **MOTION.** Chairman Leake made a motion to contribute up to \$5,000 from the county’s contingency account for the July 4th fireworks event, provided the money is used only to match future individual/business donations and cannot be used to match donations from other governmental entities or taxing districts. Motion seconded by Commissioner Park and carried unanimously.

FY 2017 BUDGET PREPARATION. The Board made several modifications to the proposed FY 2017 budget preparation schedule (changes incorporated into Attachment #13). Clerk Hansen will distribute the schedule during the March EODH meeting, at which time she will also provide a 15-20 minute budget training session.

PERFORMANCE EVALUATIONS. The annual evaluation process will be initiated according to the schedule proposed by County Executive Assistant Holly Wolgamott (Attachment #14).

COMMUNICATION UPDATE. Ms. Wolgamott reviewed her memo and demonstrated the new “Current Priorities” web page (Attachment #15).

COMMITTEES. Commissioner Park attended the recent meeting of the Fair Board where plans for the 2016 Fair were discussed. He also attended a Teton City Council meeting. Commissioner Riegel participated in recent interviews for a new University of Idaho Extension Educator and expects a new person to be hired within a month. Chairman Leake attended a meeting of Eastern Idaho Public Health where he learned that EIPH salaries are the lowest among the state’s seven districts. The Board discussed whether to propose increasing Teton’s annual EIPH contribution by 10%.

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

General	\$ 58,554.22
Road & Bridge.....	9,421.86
Court & Probation	114.97
Revaluation.....	11,185.00
Solid Waste.....	7,672.86
Weeds	141.06
E911.....	3,579.89
Ambulance.....	997.52
Mosquito.....	20,883.33
Fairgrounds & Fair	1,714.50
Auditor’s Trust	292.67
TOTAL	\$114,557.88

● **MOTION.** At 5:18 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 Public Works update
 #2 Draft Request for Proposals for Housing Program Work Plan
 #3 Draft minutes from 2-22-16 meeting of Ambulance Service District
 #4 TVHC quarterly report
 #5 Planning & Building update
 #6 Analysis of Comp Plan goals/policies within proposed Land Use Development Code
 #7 Build-Out Comparison
 #8 Unbuildable Parcel Determinations
 #9 Request for Proposal for Parcel/Lot Research
 #10 Weed Primer memo
 #11 Weeds Program Plan
 #12 City of Driggs request for Fireworks support
 #13 FY 2017 Budget Preparation Schedule
 #14 Performance Evaluations for BoCC staff
 #15 Communications update

Board of Teton County Commissioners

MINUTES: March 2, 2016

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

10:00 MEETING CALL TO ORDER – Bill Leake, Chair

Parcel/Subdivision Research

Housing Authority RFP

ADJOURNMENT

COMMISSIONERS PRESENT: Cindy Riegel, Bill Leake

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

Chairman Leake called the meeting to order at 9:04 am.

PARCEL & SUBDIVISION RESEARCH

Planning Administrator Jason Boal said he consulted with Assessor Beard before proceeding with the RFP for the parcel research project and learned that her staff might be able to perform the research during the next few months with assistance from a former employee. However, the Assessor has since learned the former employee is not available. Mr. Boal asked if the Board wished to proceed with the RFP to select a consultant to research the status of the 800 parcels created since 1999, or preferred to hire an employee,

Mr. Boal explained that his staff must determine if a lot is buildable before issuing a building permit. Over the past months, this research identified several problems, which have been discussed in previous meetings. The planning office has subsequently been inundated with inquiries about parcel building rights, although no building permit is being requested, including a realtor's request to research the status of 50 parcels currently listed for sale. Mr. Boal said completing the current research requests will require at least one month.

Prosecutor Spitzer said Records of Survey alone do not give building rights. She said property owners should be responsible for knowing the status of their lot(s) and suggested the Board reconsider their plans to use tax dollars for a large parcel research project.

Mr. Boal has discussed the RFP with local title companies. One firm estimated it would cost about \$200,000 to perform the research. Another firm said legal constraints would prevent them from performing the work. No firm will guarantee their research. Mr. Boal said his staff's research time has averaged 2.5-3 hours per parcel.

Assessor Beard agreed with Mr. Boal's understanding that zoning status does not directly affect her appraisals. State law requires properties to be appraised within 10% of the actual market value, which means she determines value based on sales information, not zoning information. If someone appealed the assessed value of their lot because it was not currently buildable, she would consult with the Planning staff before adjusting the value. Assessor Beard said her staff would have time to perform the research during the July-March time period.

Mr. Boal said unbuildable parcels are a problem in Teton County due to the history of lot splits in the valley. He stressed, however, that the problem does not appear widespread since only three unbuildable parcels (ones that cannot obtain building rights even if they went through the subdivision process) have been discovered to date. All other parcels researched have either been found to be buildable, or could be made buildable by following a current process.

The Board and staff discussed various aspects of the situation, including:

- (1) Should county tax dollars be used to help determine the value of property in the real estate market?
- (2) Should all at-risk parcels be investigated at one time, or on a case-by-case basis?
- (3) Should property owners hire an attorney or other professional to do the necessary research?
- (4) Should county staff do the research for free, or on a fee basis?
- (5) Would this research require a new temporary/permanent county employee?
- (6) Should the county prepare an information sheet advising owners how to research the status of their lots?
- (7) Should the current backlog of research requests be completed?
- (8) What happens if parcel status is researched without issuing a building permit and subsequent research performed as part of a building permit application identifies a problem?
- (9) Does the increased building/development activity within the county require a new employee?
- (10) ???

The Board concluded that:

- (1) County staff should complete research for requests currently on hand;
- (2) County staff should complete research for future requests on a fee basis;
- (3) Planning Administrator should propose a fee for parcel research on March 14;
- (4) Planning Administrator should analyze the need for a new employee and make a proposal March 14;
- (5) County staff should continue processing building permit applications as usual;
- (6) ???

● **MOTION.** Chairman Leake made a motion to immediately suspend inquiries about parcel building rights until an appropriate fee is adopted. Motion seconded by Commissioner Riegel and carried unanimously.

HOUSING AUTHORITY RFP

Mr. Boal requested clarification about the advisory committee being established pursuant to the Board's February 22 discussion. Commissioner Riegel said the committee's role would begin after the Board selects the consultant via the RFP process. She wants the committee to assist the consultant by providing local knowledge and contact information to help complete the tasks outlined in the RFP. Commissioner Riegel believes some committee members will become members of a future Housing Authority Commission.

Mr. Boal said his March 14 report will identify the skill sets needed by advisory committee members. This information will be used to recruit volunteers willing to serve.

OTHER BUSINESS

Executive Assistant Holly Wolgamott said the Town of Jackson has invited the Board to a March 23 lunch meeting in Victor. Leaders and staff from the cities of Victor, Driggs and Teton will also be invited, along with Teton County, Wyoming commissioners. An agenda has not yet been determined. This meeting will not replace the May 23 meeting between the Wyoming and Idaho commissioners. Commissioner Riegel said she could attend, but Chairman Leake has a previous commitment.

● **MOTION.** At 11:58 Chairman Leake made a motion to adjourn. Motion seconded by Commissioner Riegel and carried unanimously.

Bill Leake, Commissioner

ATTEST _____
Mary Lou Hansen, Clerk

Idaho Wool Growers Association

Organized September 1893, At Mountain Home, Idaho

February 12, 2016

OFFICERS

Barry Duelke
President
Buhl

John Noh
Vice President
Kimberly

Stan Boyd
Executive Director
Eagle

Teton County Commissioners
Care of: Mary Lou Hansen
150 Courthouse Dr. #208
Driggs, ID 83422

Dear Teton County Commissioners:

DIRECTORS

Frank Shirts
Wildier

Tom Rich
Rupert

Bill Rickabaugh
Priest River

Jack Blattner
Kuna

J.C. Siddoway
St. Anthony

John Peterson
Emmett

Mark Henslee
Hagerman

The Idaho Wool Growers Association welcomes this opportunity to re-nominate Mr. Ralph Egbert for the commission's consideration as director from Teton County to the District #5 Animal Damage Control Board. This nomination is done in accordance with Idaho Code 25-2612.

Mr. Ralph Egbert is involved in Idaho's livestock industry and is very knowledgeable regarding the agricultural industries that comprise the base for Idaho's economy. He has been active in this state's Animal Damage Control program and has represented Teton County well on the district board.

Please find Mr. Ralph Egbert's address below. Upon appointment of an individual to serve from your county, this office would appreciate being notified of that appointment and the individual's name and address.

Sincerely,



Stanley T. Boyd
Executive Director

cc: Ralph Egbert
P. O. Box 706
Driggs, ID 83422



Board of County Commissioners

March 14, 2016

Freemont County Commissioners
151 W. 1st North Room 10
St. Anthony, Idaho 83445

Madison County Commissioners
134 East Main
Rexburg, Idaho 83440

Tri-County Joint Powers Board:

In accordance with the Tri-County Adult Misdemeanor Probation Department Joint Powers and Operating Agreement between the Idaho Counties of Fremont, Madison and Teton (the "Agreement"), Teton County hereby provides written notice of intention to withdraw from the Agreement. Teton County understands that the budget process of all three counties is dependent upon Teton County's participation or lack of participation in the Agreement. Teton County is committed to providing the best misdemeanor probation service for the citizens of Teton County and will be exploring various alternatives over the next several weeks. Teton County will continue to communicate with the court and Fremont, Madison Counties in accordance with Paragraph 7 of the Agreement.

Sincerely,

Bill Leake
Chair, Teton County Idaho Board of Commissioners

TETON COUNTY
CLASS SPECIFICATION -
DRUG COURT COORDINATOR

Department:
FLSA Designation:

Pay Grade:
Effective Date:

Purpose of Class

Supervises and administers the Teton County Drug Court program to provide intensive treatment and case management; coordinates interdisciplinary operations of the Court program; performs related work as required.

Primary Function

This position is responsible for coordinating operations of the Teton County Drug Court Program to improve outcomes for clients by providing intensive treatment and case management. The work is performed under the general supervision of a judge, Trial Court Administrator, District Court Services Director (???) and statutory supervision of the County Clerk. The principal duties of this class are performed in an office and courtroom environment.

Essential Duties and Responsibilities (will vary by assignment)

- Administers and coordinates operations of the Teton County Drug Court Program;
- Maintains and updates as necessary written policies and procedures to guide the operations of the program in compliance with statewide guidelines, generally accepted best practices and the special needs and resources of the local jurisdiction;
- Maintains and updates as necessary a Memoranda of Agreement among various partners in the Drug Court outlining mutual expectations, responsibilities, and commitments for the ongoing operations of the Drug Court;
- Directs coordination of the Drug Court including data entry, file management and conducting bi-monthly staffing and court sessions as well as Drug Court Team training sessions;
- Monitors budget of state and local funds for the Drug Court;
- Works to resolve complex and specialized problems within the Drug Court;
- Completes drug court participant intake process;
- Facilitates team meetings and training sessions as needed;
- Organizes and monitors drug testing protocol for the Drug Court;
- Establishes and maintains community networks in order to access necessary community resources for court participants;
- Maintains court files and records in electronic database format and hard copy files;
- Maintains and updates technical court manuals, handbooks and other procedural documents with assistance from other members of the Drug Court Team as required;
- Attends Teton County Drug Court bi-monthly staffing and court sessions;

- Prepares and files all Drug Court admission, denial and termination paperwork in accordance with Drug Court policies and procedures;
- Prepares monthly or other periodic statistical reports at the direction of the Drug Court Team;
- Performs all work duties and activities in accordance with County policies, procedures, and safety practices.
- Performs other related duties as required.

Competency Requirements

Knowledge of:

- Case management approaches, including drug testing processes, service referral, and available community resources;
- Common mental health diagnoses and treatment models;
- Financial management and monitoring techniques;
- Behavioral health issues including both mental health and substance abuse addiction and the treatment of these issues;
- The legal structure and the court processes surrounding felony and misdemeanor cases;
- Conflict resolution strategies;
- File and information management and procedures;
- Teaching and presentation skills;
- Operation of standard office equipment including a personal computer;
- Grant and related alternative funding methods, techniques and objectives;
- Relevant confidentiality requirements, policies and procedures;
- Operation of standard office equipment, including a personal computer.

Ability to:

- Perform detailed analysis of various financial documents;
- Create and utilize various types of databases and their related software;
- Work in team environments with varied levels of official and non-official personnel;
- Explain and instruct personnel in complex concepts and procedures;
- Communicate effectively verbally and in writing;
- Maintain and update written policies and procedures, memoranda of agreement, and participant information materials;
- Apply written guidelines and other policy and procedure to local drug court operations;
- Compile relevant information and synthesize it into efficient reports for use by team members in decision making, documenting actions, and carrying out court operations;
- Facilitate understanding and resolution of conflicts among team members or between team members and others;
- Communicate effectively and sensitively with culturally and economically diverse populations;
- Exercise tact and discretion in obtaining cooperation of others;

- Manage multiple priorities encountered in managing participants and adhering to court procedures and requirements, perform scheduling functions, and meet necessary deadlines;
- Provide information to the public about the operations and the outcomes of the court;
- Maintain a professional demeanor during stressful or hostile situations
- Operate standard office equipment including a personal computer using program applications appropriate to assigned duties;
- Maintain Court and Department confidentiality;
- Demonstrate integrity, ingenuity, and inventiveness in the performance of assigned tasks.

Acceptable Experience and Training

- A bachelor's degree in criminal justice, behavioral or social sciences, or a related field is required, and a Master's Degree is preferred; and
- Five (5) years experience working in behavioral health, social work and/or the court/legal system with experience working with multi-disciplinary teams; and
- Experience in instruction and training environments; or
- Any equivalent combination of experience and training which provides the knowledge and abilities necessary to perform the work.

Acceptable Experience and Training (Alternate)

- High school diploma or GED equivalency is required and college degree in criminal justice, behavioral or social sciences, or related field; and
- Two (2) to three (3) years experience in probation monitoring, social service, law enforcement, or court-related behavioral services is preferred; or
- Any equivalent combination of experience and training which provides the knowledge and abilities necessary to perform the work.

Essential Physical Abilities

- Sufficient clarity of speech and hearing, with or without reasonable accommodation, which permits the employee to discern verbal instructions and communicate effectively in person and by telephone;
- Sufficient visual acuity, with or without reasonable accommodation, which permits the employee to comprehend written work instructions and review and prepare a variety of written and text materials;
- Sufficient manual dexterity, with or without reasonable accommodation, which permits the employee to operate standard office equipment, including a personal computer;
- Sufficient personal mobility, agility, and physical strength and reflexes, with or without reasonable accommodation, which permits the employee to work in an office and court environment.



FROM: County Executive Assistant, Holly Wolgamott
TO: Board of County Commissioners
RE: Communication Update
MEETING: March 14, 2016

Though I will not be present at the meeting on March 14th, please let me know if you have feedback on any items on this report.

1. Social Media Presence
 - a. We are now up to 253 likes on the County's Facebook page. This is quite an improvement from only 4 likes in January. Most County departments are participating and the feedback we've received on our page has been very positive.
2. Priorities List on BoCC Webpage
 - a. This priorities page is ready to go once the list is approved to be published. I would like to highlight this new feature in our first edition of the E-news Bulletin. I also mentioned it in the op-ed I wrote for TVN to be published on March 24th.
3. E-news Bulletin
 - a. The first edition of the e-news bulletin is coming along nicely. I have added an e-news bulletin sign up link to the County website and Facebook page. I will have the first edition complete and ready for your approval at the March 28th BoCC meeting.
 - b. I have included the draft Communications Op-Ed I wrote for TVN to this report and look forward to your feedback.
4. Internal Communications with County Staff
 - a. Within the first edition of the e-newsletter, a section for County employees will be created. I will have both versions of the e-newsletter ready by the March 28th BoCC meeting for your review.
 - b. Access to the Common Drive for all employees is still in the works. I will update you on that once I hear back from the IT Department.
5. Increasing Communication with Teton County Wyoming
 - a. A lunch meeting with staff from the Town of Jackson, Teton County WY, City of Driggs, City of Victor, Teton County Commissioners and staff is scheduled for March 23rd at noon at the City of Victor. The Town of Jackson will provide lunch. This is the first step in beginning a real conversation with open lines of communication on shared regional issues as a result of the 22 in 21 conference and on behalf of the Council of Governments. Darryl Johnson, Jason Boal, Commissioner Riegel and myself have confirmed they will attend. *If there are any ideas from the BoCC on what you would like to see addressed at this meeting I would appreciate your input.*

- b. A lunch meeting with Teton County WY Commissioners suggested date is May 23rd. This is still to be determined as I have not received confirmation from Teton County WY.
- 6. Conflict Resolution Training was held on March 4th with a total of 44 attendees from Teton County, the Fire District, City of Victor, and the City of Driggs. Positive feedback from the training was received and an actual incident occurred during the training that many staff were involved with and learned from.

Jim McNall offered to do a Teton County Board training in late spring or early summer. I will begin planning for that upon my return from vacation.



Teton County Clerk

208-354-8780 (FAX: 354-8410)
clerk@co.teton.id.us

150 Courthouse Drive #208
Driggs, Idaho 83422

March 9, 2016

TO: Board of County Commissioners
FROM: Clerk
SUBJECT: Changes needed to Personnel Policy

The County's Personnel Policy references political activity in the following two places:

Page 9 Employees of Teton County SHALL NOT . . . (#7) Engage in political activities while on duty in public service. This rule shall not apply to elected officials, provided they comply with all electioneering laws and do not use county resources for political purposes.

Page 10 **E. Political Activity.** Teton County employees and elected officials may participate in public affairs, except as prohibited by law, in a manner which maintains the neutrality, efficiency, and integrity of the employee's performance of County functions. Employees and elected officials may engage in political activities as individuals, but not as representatives of the County. While on duty, employees and elected officials may not engage in any political activity, including the public display of political pictures, badges, or buttons. Employees and elected officials may not use County time, supplies, equipment, facilities or property for political purposes.

ICRMP advises that the page 10 paragraph should be deleted or modified, perhaps as follows:

Page 10 **E. Political Activity.** Teton County employees and elected officials may participate in public affairs, except as prohibited by law, in a manner which maintains the neutrality, efficiency, and integrity of the employee's performance of County functions. Employees ~~and elected officials~~ may engage in political activities as individuals, but not as representatives of the County. While on duty, employees ~~and elected officials~~ may not engage in any political activity, including the public display of political pictures, badges, or buttons. Employees and elected officials may not use County ~~time~~, supplies, equipment, facilities or property for political purposes, other than submitting required election reports. Political signs may not be located within any county facility.

Please let me know what changes should be made to the policy.



FROM: County Executive Assistant, Holly Wolgamott
TO: Board of County Commissioners
RE: Town Hall Meeting March 28, 2016
MEETING: March 14, 2016

A Town Hall Meeting is scheduled for March 28th, 2016 at 6:30 pm. The topic of discussion will be the 2016 Road Report. An agenda will be created for the meeting following the work session with Darryl Johnson and the BoCC on March 21st.

To advertise the Town Hall meeting, I will publish an ad in the Teton Valley News on March 24th. The meeting is also mentioned in the Communications op-ed that will be published the same day. I will also post the meeting on the County website and the County Facebook page beginning this week.

If there is anything else the BoCC would like me to do in preparation for this meeting, please let me know. Both the work session on March 21st and the Town Hall meeting on March 28th have been posted at the courthouse.