

Teton County Idaho - Commissioners Meeting Agenda
MONDAY, September 9, 2012
LOCATION: 150 Courthouse Drive, Driggs, ID 83422 (208-354-8775)

Individuals addressing the Board will approach the podium and state their name for the record.
If you have handouts, please provide the Clerk or staff with that document in advance for copying.

***** PLEASE SILENCE ALL CELL PHONES *****

9:00 AM **Meeting Called to Order** – Chairman Park
Pledge of Allegiance & amendments to agenda if any.

“Morning Mic” – Public Q & A
(If no one volunteers to speak, the Board will conduct Administrative Business)

9:30 **DEPARTMENT BUSINESS**

Planning & Building – Staff

1. Recreation & Public Access Master Plan – Doug Self
 - a. Interagency Agreement & HDE Contract
2. Planning & Building Staff Report
3. Application Approvals, *if necessary*
4. Contract Planner Report – Stephen Loosli

Public Works – Jay Mazalewski, Engineer

1. Solid Waste
2. Road & Bridge

Emergency Management – Greg Adams, Coordinator

BREAK

1:30 Extension Office – Ben Eborn
1. TCWY Weed & Pest Letter to TCID

2:00 LEC Update – Arden Smith, Ormond Construction

Administrative Business *will be dealt with as time permits*

- Approve Available Minutes
- Discuss Correspondence & Sign Documents
 1. Letter of Support TVHC Rural Health Grant
 2. District 7 JPO SUDS MOA's
- Other Business
 1. 2013 Tax Levy Rates (for FY 2014) – Taxing Districts
 2. Board Appointments – Fair, IFAC & PZC
 3. PA Hiring Process Continued
- Committee Reports
- Claims

Executive Session per IC § 67-2345 (1)(a) personnel & (d) indigent.

4:00 **Public Hearings**
Proposed Amendment to Teton County Zoning Ordinance Title 8: Amendments are being proposed to Title 8, the Teton County Zoning Ordinance, that would change Chapter 2: Definitions and Chapter 4: Base Zoning Regulations as they pertain to Storage Yard, Salvage Yard, and Junk Yard. Applicant is Teton County Prosecutor, Kathy Spitzer.

4:05 pm Proposed Amendment to Teton County Zoning Ordinance Title 8:
Amendments are proposed that would eliminate the Board of Adjustment and allow the Planning and Zoning Commission to make decisions in its place. Applicant is Teton County Prosecutor, Kathy Spitzer.

4:30 ECIPDA (*Ford Garage*) – Rick Miller, Ted Hendricks

Adjourn

INTERAGENCY AGREEMENT
FOR ADMINISTRATION AND CONTRACTING OF
TETON COUNTY RECREATION AND PUBLIC ACCESS MASTER PLAN

This AGREEMENT FOR THE ADMINISTRATION AND CONTRACTING OF THE TETON COUNTY RECREATION AND PUBLIC ACCESS MASTER PLAN (the "Agreement") is made and entered into this ___ day of _____, 2013 by and between the **City of Driggs, Idaho**, a municipal corporation (hereinafter referred to as "City"), and **Teton County, Idaho**, a political subdivision of the State of Idaho (hereinafter referred to as "County").

WITNESSETH:

WHEREAS, Teton County published a Request for Qualifications for a Teton County Public Access and Recreation Master Plan - Exhibit "A" attached hereto and incorporated herein (the "Property");

WHEREAS, A committee composed of representatives of Teton County, City of Driggs and City of Victor has recommended the selection of Harmony Design & Engineering and Ballard*King, as the most qualified firm, and has negotiated a final scope of work and project budget that is within the combined budget allocations made by Teton County, City of Driggs and City of Victor;

WHEREAS, Teton County representatives have requested that the City of Driggs provide for the administration of the project, and the City of Driggs has agreed to provide such service, with certain conditions as described in this Agreement;

NOW THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by this reference, the covenants and promises set forth herein, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. Upon receipt of allocated funds from Teton County (\$15,000) and City of Victor (\$2,500), the City of Driggs will execute and administer the contract for Teton County Public Access and Recreation Master Plan submitted by Harmony Design & Engineering, and attached hereto as Exhibit 'B'.
2. The City of Driggs has allocated and will contribute \$5,000 towards the cost of services provided by Harmony Design & Engineering under the attached contract.
3. The City of Driggs will coordinate an Advisory Committee composed of the representatives found in Exhibit 'C', or a similar makeup of individuals, as approved by Teton County, City of Driggs and City of Victor. The Advisory Committee will meet to review and provide feedback on products submitted by the consultant team and to make recommendations on adoption and implementation of a final plan.
4. The City of Driggs will coordinate with Teton County and City of Victor in the publishing of notices, draft documents and other project related materials.
5. The City of Driggs will provide copies of all draft and final documents and related project materials to Teton County and City of Victor upon completion of the project.

6. The parties agree that the relationship created by this Agreement is solely that of a County and City. Nothing in this agreement shall create the County or City as an agent, employer, employee, legal representative, partner or subsidiary of the other.
7. This Agreement may only be modified in writing and shall be executed by all parties hereto.
8. The failure of any party to insist upon strict performance of any term of this Agreement shall not be considered a waiver of any term of this Agreement. All terms of this Agreement shall remain in full force and effect.
9. All notices in connection to this Agreement shall be in writing and shall be deemed delivered to the addresses when delivered in person on a business day at the address set forth under the signatures of this agreement below or on the same day as deposited in the United States Mail, postage prepaid, certified or registered mail, return receipt requested, addressed to the address set forth under the signatures of this agreement below.
10. This Agreement shall be construed and enforced pursuant to the laws of the State of Idaho.
11. If any party shall bring suit against another party to enforce this Agreement, the prevailing party shall be entitled to reasonable attorney fees and costs.
12. If any term of this Agreement is declared invalid, illegal or unenforceable, the remainder of this Agreement shall remain operative and binding.
13. This Agreement shall be signed in duplicate originals. Each party shall receive one original of this Agreement.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

CITY OF DRIGGS, IDAHO

ATTEST:

 By: Mayor
 City of Driggs
 PO Box 48
 Driggs, ID 83422

 By: City Clerk

TETON COUNTY, IDAHO

ATTEST:

 By: _____, Commissioner
 Board of County Commissioners
 150 Courthouse Drive
 Driggs, ID 83422

 By: County Clerk

EXHIBIT A – TETON COUNTY RFQ (separate file)
EXHIBIT B – HDE CONTRACT (separate file)
EXHIBIT C – ADVISORY COMMITTEE

Organization/Representation
Youth
Swimmers
Skyliners
TVRA
TVSBA
TVF
Cities
TVTAP
Horse
Fair Board
FTR
Shooters
Retail
SD401
Hospital/EIPHD
Fishing
USFS
BLM
Fish and Game
Parks and Recreation
Seniors
Gymnastics
Tetonia

RFQ Recreation and Public Access Master Plan

REQUEST FOR QUALIFICATIONS PROFESSIONAL SERVICES

1) PURPOSE OF REQUEST

- i) The County of Teton in the State of Idaho ("County"), in conjunction with the Cities of Driggs and Victor, is soliciting responses to this Request for Qualifications (RFQ). This response or Statements of Qualifications (SOQ) and performance data from consulting/professional firms will be in connection with performing professional consulting services for the Teton County Recreation and Public Access Master Plan (pursuant to Title 67-2320).

2) TIME SCHEDULE

- i) The County will use the following timetable:
 - (a) Issue RFQ 05/29/2013
 - (b) Deadline for Submittal of Responses to RFQ: **06/21/2013, 4:30pm**, no late responses will be accepted

3) INSTRUCTIONS TO RESPONDERS

- i) All responses shall be sent to:
Angie Rutherford
Teton County Planning & Zoning
150 Courthouse Drive, Room 107
Driggs, ID 83422
(208) 354-2593
- ii) Please place one (1) copy of your SOQ in a sealed envelope and clearly label "Statement of Qualification for Professional Services" and the name of the respondent. A digital copy must be received in the Teton County Planning office by 4:30pm on Friday, June 21. This copy may be emailed to arutherford@co.teton.id.us, or sent with the paper copy. No late responses will be accepted.
- iii) Qualifications should be prepared simply and economically, providing a straight forward, concise description of provider capabilities to satisfy the requirements of the request. Emphasis should be on completeness and clarity of content. Use of both sides of paper sheets for any submittals to the County is desirable whenever practicable.
- iv) An authorized representative of the firm must complete and sign at least one (1) original of its SOQ, certifying the truth of the statements and representations made in the SOQ. This can be addressed in the cover letter.
- v) Any questions concerning the County's RFQ process shall be directed to Angie Rutherford, County Planner at (208) 354-2593 ext. 204 or emailed to arutherford@co.teton.id.us.
- vi) Required information: To be selected, a SOQ must demonstrate that the Respondent is highly qualified and experienced to perform the Services. The SOQ should

RFQ Recreation and Public Access Master Plan

emphasize the Respondent's qualifications and experience regarding all aspects of the Services, including familiarity with Teton County, ID. At a minimum, all of the following information MUST be furnished by each Respondent as part of its Statement of Qualifications. The information provided must be complete and accurate. Any omission, inaccuracy, or misstatement may be cause for rejection of the SOQ.

- (1) **Cover Letter:** letter should introduce your firm, identify the single point of contact, and provide a contact telephone number, email address and address. This letter should include a statement committing the personnel and resources identified in the proposer's submittal. Indicate the availability of your firm to start on this project and the capacity to complete the job in a timely manner. It should also include:
 - (a) Full, correct legal name and type of business entity
 - (b) Address (street and mailing)
 - (c) Name of respondent's representative for purposes of notice or other communications regarding the RFQ
 - (d) Telephone, facsimile numbers and email addresses of the office and the representative.
- (2) **Team Experience:** Describe your firm's experience. Experience should demonstrate recent work with recreation master planning in small communities with multiple jurisdictions and limited funding sources.
- (3) **Key Personnel and Qualifications:** Provide an organizational chart identifying the roles and locations of team members. For key personnel, describe each person's role and duties. Include a brief summary of experience and qualifications as it relates to this project. Include Idaho professional registration/certifications where applicable.
- (4) **Familiarity with Teton Valley:** Describe your experience working in Teton Valley, or communities similar to Teton Valley. Describe your familiarity working with issues similar to those faced by the community and with the community planning process.
- (5) **Project List:** Provide a list of at least three relevant projects your firm has completed.
- (6) **References:** Provide a list of at least three references that can be called regarding the firm's past performance, preferably on similar projects. Include names and telephone numbers of all references.

4) SELECTION CRITERIA

- a) A scoring committee will consist of representatives from Teton County, the City of Driggs and the City of Victor and others. Each component of the qualifications package will be evaluated based on the information in the Scoring Table:

RFQ Recreation and Public Access Master Plan

SCORING TABLE				
Criteria	Available Score	Weight	Score	Weighted Score*
Introductory Letter	1 = complies with req. 0 = does not comply	5%		
Team Experience	1 to 10, where 10 is highest score	25%		
Key Personnel and Qualifications	1 to 10, where 10 is highest score	20%		
Familiarity with Teton County, ID	1 to 10, where 10 is highest score	20%		
Project List	1 to 10, where 10 is highest score	15%		
References	1 = complies with req. 0 = does not comply	15%		
Total:				

*To get weighted score, multiply score by weight. Example: if score is 7 for 15% = 105
 All totals from each committee member will be summed for a final score for each respondent.

5) TERMS AND CONDITIONS

- a) The County reserves the right to reject any and all responses, and to waive minor irregularities in any RFQ responses.
- b) The opening of any RFQ response does not constitute acceptance of such respondent as a responsible, qualified respondent.
- c) The County reserves the right to request clarification of information submitted, and to request additional information from any respondent.
- d) The County reserves the right, in its sole discretion, to reject any and all Statements of Qualifications and to waive any technicality, informality or irregularity in any Statement of Qualifications received for any reason at any time prior to entering into a contract to perform the Services. Without limiting the foregoing, the County specifically reserves the right to reject a Statement of Qualifications if the Respondent fails to furnish the data required by this RFQ or if the Statement of Qualifications is in any way incomplete or irregular.
- e) The County shall not be responsible for any costs incurred by the firm in preparing, submitting or presenting its response to the RFQ.
- f) The County encourages minority and women-owned firms to submit qualifications consistent with the County's policy to ensure that minority and women-owned firms are afforded the maximum practicable opportunity to compete for and obtain public contracts for services.

6) PROPOSED SCOPE OF SERVICES

The awarded consultant will be responsible for the research and development of a Recreation and Public Access Master Plan (the Plan) for Teton County.

Four specific focus areas should be addressed:

1. An inventory of existing facilities, programs and services. (15%)

RFQ Recreation and Public Access Master Plan

2. An assessment of future recreation needs. (30%)
3. An analysis of feasibility and funding mechanisms for new facilities that have a demonstrated need and community desire. (40%)
4. Identification and a resolution framework for major recreation issues specific to Teton County, ID. (15%)

The Plan must include the entire geographic area of Teton County, but will not address federal lands outside of access and the suitability of access points, current and future. The plan will address facilities and the capital and maintenance expenses of facilities as well as services such as youth sports leagues. The plan must coordinate with all jurisdictions and evaluate how all jurisdictions can work together to maximize the effectiveness of a recreation master plan.

The awarded consultant will be required to work closely with the county planning staff and a citizens' advisory committee that will be established. The project should be thorough, but efficient and done as quickly as possible without sacrificing quality.

7) FIRM SELECTION PROCESS

The County will use the following selection process:

- a) Rank RFQ submissions
- b) Request proposals from short-listed consultants, if needed
- c) Rank received Proposals, if received
- d) Negotiate scope of work and contract with highest ranked consultant and with next highest ranked if negotiation is unsuccessful. Final approval of any selected consultant is subject to the action of the Board of County Commissioners.

8) PUBLICATION

- a) Notice of this RFQ will be published for two weeks, June 6 and June 13, in the Teton Valley News, the newspaper of record.

Exhibit B

CONTRACT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, is made effective this _____ day of _____, 2013 by and between the CITY OF DRIGGS, an incorporated City within the County of Teton and the State of Idaho, hereinafter referred to as "CITY" and HARMONY DESIGN, INC. (DBA HARMONY DESIGN & ENGINEERING), a Wyoming S-Corporation, hereinafter referred to as "CONSULTANT",

WITNESSETH:

WHEREAS, the CITY is in the need of the professional planning services to assist in the development of a Recreation and Public Access Master Plan for Teton County;

WHEREAS, the CITY has entered into contract negotiations with the CONSULTANT, based upon qualifications submitted;

NOW, THEREFORE, in consideration of the foregoing recitals and for the covenants and conditions, hereinafter contained both parties hereto agree as follows:

1. Scope of Work

The CONSULTANT and their Sub-Consultants will provide services as described herein.

Task 1.a. Public Outreach Plan

The public outreach plan includes facilitating four meetings with the Advisory Committee (AC); one meeting during each task (inventory, assessment, feasibility, and resolutions). It is important that AC members from diverse recreation interests and all recreation related organizations be included in the AC so that Task 1b-'Inventory of Existing Facilities, Programs and Services' can be completed as accurately as possible. The public outreach plan also includes one public hearing to gather feedback on the final plan and resolution framework. Ballard*King (B*K) will conduct one or two site visits. The first will take place at the beginning of the project, which will allow them to conduct a site tour of the valley and attend the kick off meeting with the AC. The second visit, if desired by the City, will take place at the end of the project, which will allow them to attend the final public hearing. B*K will telephone conference or 'skype' into two of the AC meetings.

Task 1.b. Inventory of Existing Facilities, Programs, and Services

We will rely on the members of the AC to gather data needed to complete the inventory. We will compile the data, compose a summary of the results to be included in the final report, and prepare an exhibit of the existing conditions.

Task 2.a. Online Survey

This task includes an online survey created in Survey Monkey and analyzed by the project team. The survey could be advertised through the websites for the Cities and County and via word-of-mouth through the Advisory Committee.

Task 2.b. Assessment of Future Recreation Needs

This task includes an analysis of the future recreation needs for Teton County, taking into account current and future population and results of the recreation survey completed during Task 1.a. New physical facilities (such as a recreation center with or without an aquatics center), sports programs, informal recreation, and other recreation needs will be assessed. Results will be presented to the AC and to the public at a public hearing and will be included in the final report.

Task 3. Feasibility and Funding Mechanisms for New Facilities

This task includes evaluating both public and private funding and organizational mechanisms available such as a Recreation District, County or City Recreation Department, non-profit organizations, and others. Capital expenses and operation and maintenance costs will be evaluated for new physical facilities identified in Task 2. Options will be evaluated qualitatively by the project team as well as the AC.

Task 4. Identification and Resolution Framework

This task includes a brief discussion of the major recreation issues in Teton County and possible ways to resolve those issues. Collaboration between the Cities of Driggs, Teton, and Victor; Teton County; and local non-profit recreation organizations will be considered.

2. Schedule

The following is a preliminary schedule, which can be adjusted, for completing of the Recreation and Public Access Master Plan:

Task	Timeline
Notice to Proceed	August 26, 2013
AC Kick off Meeting	week of September 9
Existing Conditions	completed by October 11
Future Needs Assessment	completed by Nov 8
AC Meeting	week of November 18
Feasibility Analysis	completed by Dec 20
AC Meeting	week of Jan 13, 2014
Resolution Framework	completed by Feb 7
Draft Report	completed by Feb 21
AC Meeting	week of March 3
Final Report	completed by March 21
Public Hearing	April-May 2014

3. Compensation

The fee for the listed Scope of Services will be paid on a **Time and Materials basis, not to exceed \$22,500**. The CONSULTANT shall be paid for consulting services rendered at the rates attached hereto as Exhibit A.

An estimated distribution of the costs between tasks is as follows:

Task 1.a.	\$6,850
Task 1.b.	\$2,430
Task 2.a.	\$1,790
Task 2.b.	\$3,250
Task 3.	\$7,000
Task 4.	\$1,180

4. Invoicing

All invoices are considered to be due and payable upon receipt unless otherwise set forth in this Agreement. Each invoice will represent services completed during the prior month unless otherwise noted on the invoice. Payment not received within 60 days of the invoice date will be considered past due. All past due invoices will be subject to a 1.5 % per month late charge applied to outstanding balances including late charges. Payments shall be first applied to late charges and then to the principal unpaid amount. If the invoice, including late charges due, is not paid in full within 90 days of the invoice date, CONSULTANT may cease all services on the project and may commence the exercising of its legal remedies. These include, but are not limited to, mechanics' lien rights under applicable law.

The CITY shall notify CONSULTANT in writing within 15 business days of the date of the invoice if the CITY objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Invoices not contested within 15 business days are assumed to be accurate and acceptable to all parties, and all rights to withhold payment shall be forfeited after that time. This Agreement shall authorize CONSULTANT to collect any fees and expenses incurred, including reasonable attorney's fees as well as any time billed by CONSULTANT, at our current standard fee schedule, related to the collection of any amounts due from the CITY.

Payment under this agreement is not contingent upon: 1) the CITY being reimbursed by any third party; 2) upon the CITY obtaining financing; or 3) completion of the overall project.

5. Status of Parties

The CONSULTANT is an independent contractor and shall not be considered an employee of the CITY.

6. Insurance

At its own expense, the CONSULTANT shall provide the CITY with the following;

- Professional liability insurance with minimum coverage of one million dollars (\$1,000,000);
- General liability coverage of one million dollars (\$1,000,000) per occurrence / two million dollars (\$2,000,000); aggregate minimum;
- Workers compensation at state law levels;
- Automobile insurance at one million dollars (\$1,000,000) aggregate;
- Proof of coverage listing the City of Driggs as certificate holder on the general liability policy will be required within ten (10) calendar days after execution of an agreement to provide architectural and design services.

7. Change Orders

Should changes to the Scope of Services for each Work Order be initiated by the CITY or necessitated by others beyond the control of CONSULTANT, it is agreed that the Scope of Services and the Compensation shall be modified to reflect these changes as mutually agreed upon by the parties to this Agreement.

8. Third-Party Exclusion

The Agreement shall not create any rights or benefits to parties other than CITY and CONSULTANT, except such other rights as may be specifically called for herein.

9. Certificate of Merit

The CITY shall make no claim for professional negligence, either directly or in a third party claim, against CONSULTANT unless the CITY has first provided CONSULTANT with a written certification executed by an independent design professional currently practicing in the same discipline as the CONSULTANT and licensed in the applicable state. This certification shall: a) contain the name and license number of the certifier; b) specify each and every act or omission that the certifier contends is a violation of the standard of care expected of a consultant performing professional services under similar circumstances; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to the CONSULTANT not less than thirty (30) calendar days prior to the presentation of any claim or the institution of any arbitration or judicial proceeding.

10. Limitation of Liability

In recognition of the relative risks and benefits of projects under this Agreement to both the CITY and CONSULTANT, these risks have been allocated such that the CITY agrees, to the fullest extent permitted by law, to specific limits of liability. The aggregate limits of liability of CONSULTANT, its consultants, and subconsultants on projects under this Agreement shall apply to any and all injuries, claims, losses, costs, or damages whatsoever arising from, resulting from, or in any way related to projects from any and all cause or causes. Such causes include, but are not limited to, CONSULTANT's negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or other acts giving rise to liability based on contract, tort or statute. The total aggregate liability of CONSULTANT, their consultants, and subconsultants to the CITY, owner and anyone claiming by, through or under the CITY or owner shall not exceed \$50,000 or the amount of CONSULTANT's compensation for that particular project, whichever is less (higher limits are available; CITY should speak with CONSULTANT in that regard). The CITY agrees that any claim filed against CONSULTANT by CITY, will be filed solely against CONSULTANT or its successors or assigns, and that no individual person shall be made personally liable for damages, in whole or in part.

11. Conflict Resolution

All claims, disputes, or controversies arising out of, or in relation to the interpretation, application, enforcement or implementation of this Agreement or provision of the services indicated herein shall first be attempted to be resolved through non-binding mediation. The parties further agree that the CITY will require, as a condition for participation in projects under this Agreement that all contractors, all subcontractors, and all suppliers whose portion of the work amounts to five thousand dollars (\$5,000) or more, and their insurers and sureties, shall agree to this procedure. If a party does not agree to mediation, that party shall hereby forfeit the collection of any attorney fees arising from any subsequent legal actions.

12. Termination

This agreement may be terminated by either party upon thirty (30) days written notice should the other party fail to substantially perform this agreement through no fault of the party initiating the termination. If this agreement is terminated through no fault of the CONSULTANT, CITY shall pay CONSULTANT for services performed and Reimbursable Expenses incurred in accordance with this agreement. Deliverables will be turned over to the CITY upon full payment. Any deliverables released prior to completion of work shall absolve CONSULTANT of all liability associated with projects under this Agreement.

13. Severability

The CITY and CONSULTANT have entered into this Agreement to communicate mutual understandings and responsibilities to one another. Any provision of the Agreement that violates a statute or regulation shall be deemed void, and all remaining provisions shall continue in force. CITY and CONSULTANT shall endeavor to quickly replace a voided provision with a valid substitute that expresses the intent of or at least addresses the issues covered by the original provision.

IN WITNESS WHEREOF, this agreement, including all exhibits and attachments, has been fully executed on behalf of the CONSULTANT by its duly authorized officers, and the CITY has caused the same to be executed in its name and in its behalf by its duly authorized officers.

City of Driggs

Harmony Design & Engineering

Signature

Signature

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date Signed: _____

Date Signed: _____

Billing Address: _____

Phone #: _____

Fax #: _____

Email: _____

EXHIBIT A

HARMONY DESIGN & ENGINEERING

SCHEDULE OF RATES

PROFESSIONAL SERVICES

Expert Witness	\$250 /hr
Professional Engineering	\$125 /hr
Professional Landscape Architecture	\$125 /hr
Project Management	\$100 /hr
Engineering Design	\$90 /hr
Landscape Design & Planning	\$90 /hr
CAD Drafting	\$60 /hr
Clerical / Travel Time	\$45 /hr

DIRECT EXPENSES

Mileage	\$0.65 /mile
B&W Copies (8 1/2" X 11")	\$0.15 /copy
Color Copies (8 1/2" X 11")	\$0.90 /copy
B&W Prints (24" X 36")	\$4.00 /sheet
Color Prints (24" X 36")	\$6.00 /sheet
B&W Mylar Sepia (24" X 36")	\$12.00 /sheet
CD for electronic files	\$2.50 /each

Reimbursable expenses such as outside reproduction, deliveries, postage, and travel costs are charged as listed above or at cost plus ten percent. No mark-up will be applied to Sub-Consultant fees.

*These Professional Service Rates are considered confidential and shall not be released to a third party without written permission of Harmony Design, Inc.
Rates are subject to change.*

Effective March 15, 2012



FROM: Planning & Building Staff, Wendy Danielson
TO: Board of County Commissioners
RE: Planning & Building Department Update
DATE: September 3, 2013
MEETING: September 9, 2013

Building Department & Permit Update:

We have issued 18 permits for new single family residences in FY 2013. This tops the 12 that were issued in FY 2012. We currently have 9 building permits pending with 4 of them being for new homes.

Planning Department Update

OTO/BA-

There are still 5 one-time-only applications and 4 boundary adjustment applications under review. Most of them have been given to Jorgensen Associates for review (3rd party survey review) and should be ready for approval soon.

The challenge we are facing with these applications, aside from needing to come to the Board for approval, is that we are approaching the end of the Fiscal Year and with that, the end of the Tax Year. Applicants are required to "Prepay" their property tax on any parcels being considered in an application in order for the Treasurer and Assessor to accept and effect the change. As in the past, I've discussed the time line and deadlines with the Assessor's office. Per their guidelines:

On October 1, the assessor will, in a sense, freeze properties in anticipation of the tax bills that will be sent out at the beginning of November. They will not allow any changes to be made after September 30. I will advise the Assessor's office of any splits/ adjustments / vacations that record in the month of September so that they can be processed prior to the October 1 deadline.

Conditional Use Permits-

We continue working with the City of Driggs to review a Conditional Use Permit application for *Grand Teton Vodka*. They are requesting approval to expand their current operation on the same property. The City P&Z is scheduled to hear the application on September 11.

Code Compliance: We are looking forward to meeting with Lindsey Moss to review and turn over ongoing investigations.

Floodplain Manager: AW Engineering submitted an application for a Permit to Develop in a Floodplain Area on September 4. Staff reviewed the submittal to ensure that all required information had been supplied. On September 5, the application was turned over to Jennifer Zung of Harmony Design for review.

NEED BOCC ACTION:

City of Driggs - Design Review approval for Grand Teton Vodka In an application separate from the Conditional Use Permit to expand beyond 5000 square feet, William and Linda Beckett are applying for a building permit to construct an addition to their existing building that will bring their square footage up to the maximum allowable under their current CUP. Because of their location along Hwy 33 that is within the Driggs Area of City Impact, the Driggs Design Review Overlay governs the review of this project. This request has been reviewed by the Driggs Planning Staff, the Driggs Design Review and Advisory Committee (DRAC), and the Driggs P&Z Commission. The next step, according to the Area of Impact Agreement in place, would be for the County Planning Administrator to review the file and make a final decision. The attached packet of information provided by the City includes a recommendation from the City P&Z Commission.

In the absence of a Planning Administrator, staff requests that the Board review the application materials and make a determination.

Sign Permit Application – Teton County Transfer Station Recycle Tent- An application for a wall sign was submitted by Saul Varela on behalf of the County Transfer Station. He is requesting approval to place a sign on the Recycling Center tent. After reviewing the application and County regulations, staff had determined that the sign meets the specifications and requirements set out in Title 8, section 7, Teton County Zoning Ordinance.

In the absence of a Planning Administrator, staff requests that the board review the application materials and make a determination. Please also consider that precedent has been set to waive fees for applications submitted by a County Entity and confirm that I am authorized to do this again on this application.



November 21, 2012

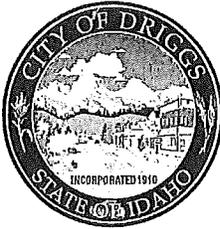
As was previously discussed - Teton County requires all property tax be pre-paid on parcels subject to splits, combinations or vacations.

A handwritten signature in cursive script, reading "Bonnie C. Hatch".

Bonnie C. Hatch
Teton County Treasurer

A handwritten signature in cursive script, reading "Bonnie B. Beard".

Bonnie B. Beard
Teton County Assessor



Inc. 1910

Planning & Zoning

60 S Main St | PO Box 48 - Driggs, ID 83422 | Ph: 208-354-2362 | Fax: 208-354-8522 | www.driggs.govoffice.com

August 22, 2013

Teton County Planning & Zoning Department
c/o Wendy Danielson, Land Use Services Assistant
150 Courthouse Dr
Driggs, ID 83422

RE: File Transfer of Driggs Area of Impact Application: Design Review – Grand Teton Vodka Building Expansion

Dear Wendy,

This letter is accompanying the application file (DR13-1) for Design Review submitted by Grand Teton Vodka, for an expansion to the existing building located at 457 Casper Dr. The following is a timeline of review and ultimate recommendation from the Driggs Planning & Zoning Commission.

- 2/20/2013: Sketch Plan application received for a 4,720sqft addition.
- 3/6/2013: Driggs Design Review and Advisory Committee (DRAC) reviewed the sketch plan and provided feedback.
- 7/1/2013: Revised plan received for a 2,620sqft addition.
- 7/18/2013: DRAC meeting and positive recommendation forwarded to Driggs P&Z with conditions.
- 8/12/2013: Alternate plan received for a 2,620sqft addition.
- 8/14/2013: Joint DRAC and P&Z Commission meeting to review alternate plan. P&Z Commission forwarded positive recommendation (2-1 vote) with a modification and conditions to Teton County P&Z Administrator.

Attached are:

- Application (Driggs)
- P&Z Commission Recommendation
- Staff Report to P&Z Commission (8/14/13)
- Driggs P&Z Commission Minutes (8/14/13)
- 24x36 Site Plan and Building Elevations (includes P&Z's recommended architectural modification)

If you have any questions, please contact me at City Hall.

Sincerely,

Ashley Koehler
Planning & Zoning Administrator

cc: DR13-1 file

City of Driggs
Planning & Zoning

APPLICATION FOR DESIGN REVIEW

(Not a business license or building permit)

APPLICANT INFORMATION

OWNER/APPLICANT NAME: GRAND TETON VODKA PHONE: 354-7263

Owner Purchaser Lessee

****A statement authorizing a representative to apply for owner/applicant must accompany this form if applicable.**

APPLICANT ADDRESS: 457 CASPER DR, DRIGGS

PROPERTY ADDRESS: SAME

ZONE: C3

LEGAL DESCRIPTION OF PROPERTY (ATTACH IF NECESSARY):

FEE: \$ _____ (plus any additional cost incurred) must accompany this completed application.

DEVELOPMENT INFORMATION

1. Size of property: 3.3 ACRES Square feet, or Acres: _____

2. This DR Application is a request to construct, add, or change the following (fully explain the nature of the request): ADDITION TO EXISTING DISTILLERY

3. Current Use: DISTILLERY

4. How are the adjoining properties used?:
North: VACANT
South: RESIDENCE ON COMMERCIAL LAND.
East: BURNS CONCRETE
West: TRAILER SALES

SITE / LANDSCAPE INFORMATION

1. Trash Receptacles:
Proposed Screening Method: STORED INSIDE

2. Are there any irrigation ditches/canals on the property or adjacent to it? YES.
If yes, what is their location and size? N.W. CORNER OF LOT, 24" (±) DITCH

3. Fencing (proposed or existing to remain): NONE
Location: _____
Size: _____ Type: _____

4. Drainage: Proposed method of on-site retention: CONTINUATION OF EXISTING TO NORTH

5. Location and approximate area of snow storage: TO SOUTH PORTION OF LOT WHICH IS PRESENTLY UNDEVELOPED.
Which direction is snow storage and drainage from roofs going to flow? _____

6. Percentage of site devoted to building coverage: ^{WITH ADDITION} 3.5% Sq. Footage: 5,000
Percentage of site devoted to other structures: _____
Describe: _____

- * 7. Percentage of site containing impervious surfaces (an area covered with solid material or that is compacted to the point where water can not infiltrate underlying soils (e.g. parking lots, roads, houses, patios, etc.): _____ Sq. Footage: _____

- * 8. Landscaping (See the Driggs Landscaping Ordinance for Landscaping Requirements)
Percentage of site devoted to landscaping: _____ Sq. Footage: _____
Location and approximate size of trees, groundcover and other vegetation: _____

9. Loading Facilities: Number and Size: 12'x12' OVERHEAD DOOR
Screening: RECESSED, WOOD VENEER ON DOOR

- * 10. Parking (see Chapter 3, Section 2 of the Zoning Ordinance for Parking Regulations)
A. Handicapped spaces provided: _____ Handicapped spaces required: _____
B. Parking spaces proposed: _____ Parking spaces required: _____
C. Compact spaces proposed: _____ Compact spaces allowed: _____
D. Are you requesting shared parking or parking reduction? _____ If yes, please explain: _____

11. Pedestrian Accesses and Amenities (Describe Location and type of walkways and amenities - benches, kiosks, courtyards, telephones, bike racks, etc.)
5' CONCRETE SIDEWALK

* SEE ADDENDUM .

Grand Teton Vodka
Proposed Addition
1 July 2013

This addendum is to present accessory information for further development of the site at 457 Casper Drive, Driggs, Idaho. The business desires to expand to the 5,000 square foot limitation placed upon the Conditional Use Permit that was granted in January 2012 by Teton County. The existing facility is 2,380 square feet, and the proposed addition is 2,620 square feet.

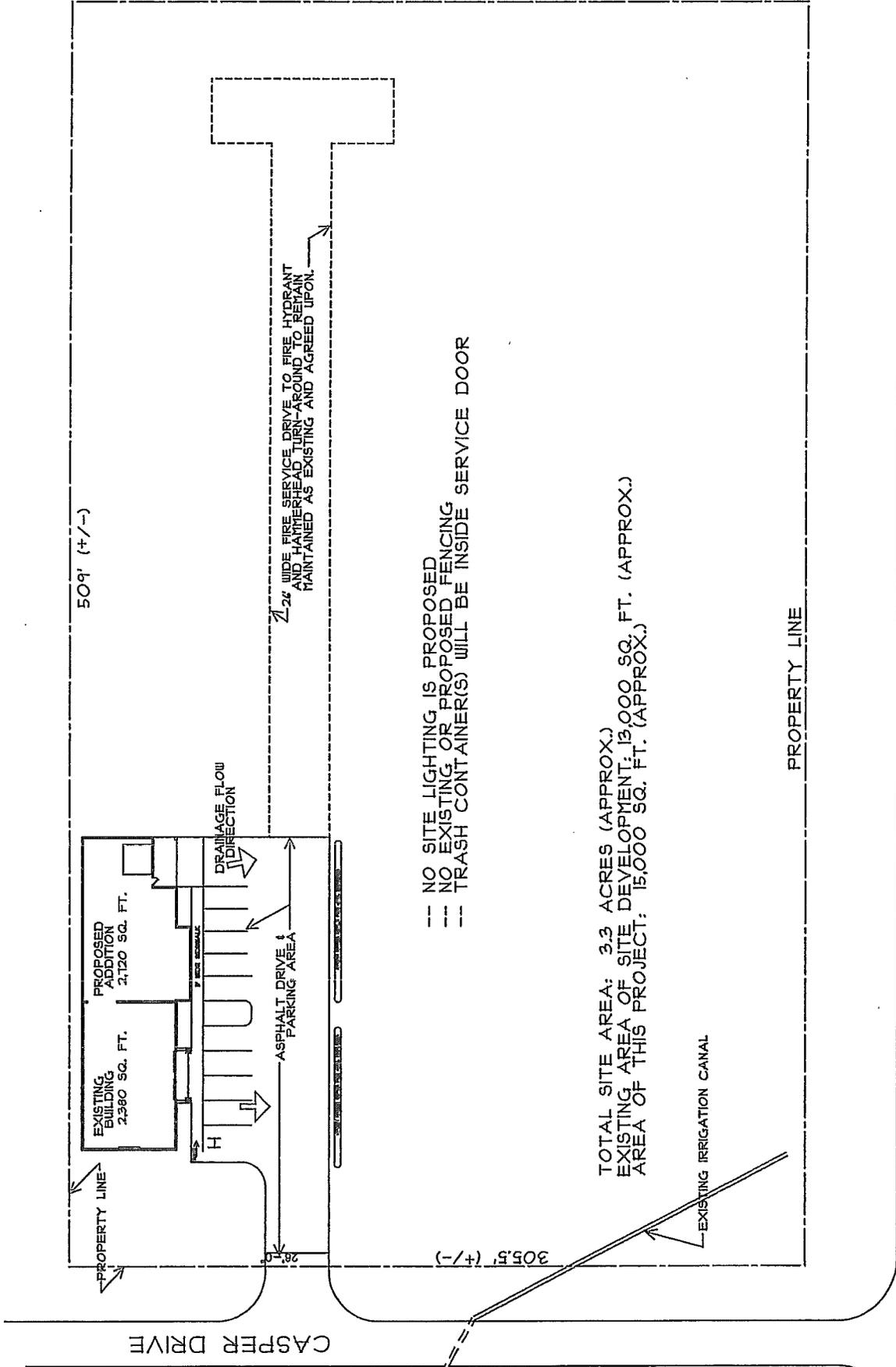
The building will be located upon the second pad of the master plan of the overall 3.3 acre site originally reviewed and accepted by the City of Driggs P&Z in August 2008. A copy of the civil drawing for the full build-out is included with these pages along with site plans showing just the existing building with the proposed addition.

The facility expansion is anticipated to create 2-4 new jobs over time. Using the Manufacturing standard for parking in Driggs requires an additional 1.2 spaces per employee which would indicate 3-5 new spaces. We have allotted 5 new parking spaces – (1) 10'x20' and (4) 9'x18' – in addition to the 4 regular and 1 handicap accessible that exist.

The new parking and driveway comprise about 1,100 square feet of new impervious surface (taking into account 2,688 square feet of overlap of existing impervious surface). Nevertheless, for purposes of landscaping requirements, the calculations are based on 3,786 square feet of new asphalt. Driggs landscaping ordinance requires 10% of that to be added to landscaping or 379 SF. The 6' strip along the building and the 10' buffer on the west edge of the driveway amount to 756 square feet. 379 square feet of landscaping would require 1-2 trees and 8 shrubs, 50% of which should be evergreen. These are identified on the Site / Landscape Plan.

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BURNS CONCRETE



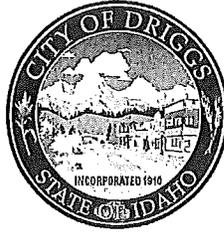
- NO SITE LIGHTING IS PROPOSED
- NO EXISTING OR PROPOSED FENCING
- TRASH CONTAINER(S) WILL BE INSIDE SERVICE DOOR

TOTAL SITE AREA: 3.3 ACRES (APPROX.)
 EXISTING AREA OF SITE DEVELOPMENT: 13,000 SQ. FT. (APPROX.)
 AREA OF THIS PROJECT: 15,000 SQ. FT. (APPROX.)

HIGHWAY 33

⊕ SITE PLAN
 SCALE: 1" = 60'

JUL 0 1 2013



Inc. 1910

Planning & Zoning

60 S Main St | PO Box 48 - Driggs, ID 83422 | Ph: 208-354-2362 | Fax: 208-354-8522 | www.driggs.govoffice.com

August 22, 2013

Teton County Planning & Zoning Administrator
c/o Wendy Danielson, Land Use Services Assistant

RE: P&Z Commission Recommendation: Design Review of Grand Teton Vodka Building Expansion

Wendy,

On August 14, 2013 the Driggs Planning & Zoning Commission voted 2-1 in favor of recommending approval of the building design and site plan for the Grand Teton Vodka building expansion. The positive recommendation was based on one architectural modification and four conditions. The requested modification included modifying the recessed canopy over the garage bay forward to be flush with the adjacent wall façade. This is reflected in the revised plan received by the City on August 21, 2013 and included with this letter.

The following are the conditions recommended for approval:

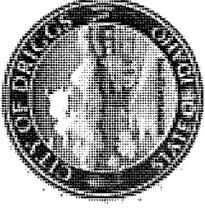
1. A pathway agreement should be signed between Teton County and the property owners in order to ensure that a pathway is constructed and a public easement dedicated along Hwy 33. The pathway easement should be 15' wide and include 8' of asphalt at a location along Hwy 33. The agreement should specify that the pathway be built by the owner when the first of the following events occurs:
 1. a connecting pathway is built to this site; or
 2. when the development reaches 50% build out; or
 3. when other development on this site is found by DRAC, P&Z, and Teton County to merit a pathway.
2. Landscaping should be per the City of Driggs Appendix A, Commercial Design Standards for landscaping. 1 tree per 200sqft and 1 shrub per 50sqft of landscaped area. Trees shall be a minimum of 2-inch caliper and shrubs shall be a minimum of 3-gal size when planted.
 - a. One (1) additional shrub must be installed on the western landscape bed to fulfill the gateway landscape requirements of 1 shrub per 50SF.
3. Noxious weeds on site should be controlled and removed.
4. Exterior lighting should comply with the Driggs Outdoor Lighting Ordinance, specifically the fixture should be fully shielded and the lamp/bulb may not exceed 3200K.

In accordance with the Area of Impact Ordinance, the County Planning & Zoning Administrator issues the final decision on if the building design and site layout conform to the City of Driggs Appendix A: Commercial Design Standards and Guidelines. Please let me know if you have any questions or need additional information in finalizing the County's determination.

Sincerely,

Ashley Koehler

Planning & Zoning Administrator



**Revised Building Plan Review
DR 13-1 Grand Teton Vodka Expansion – 457 Casper Dr/ 1755 N Hwy 33 (Area of Impact)**

TO: Driggs P&Z Commission
FROM: Ashley Koehler, Planning and Zoning Administrator
MEETING DATE: August 14, 2013

SUMMARY: The applicant is requesting final design review approval for an expansion to the Grand Teton Vodka Facility. A sketch plan for a 4,000SF addition was reviewed by Driggs' Design Review Advisory Committee (DRAC) in March and general feedback for modifications provided. Since that time a new design was submitted for a smaller addition of 2,620SF. The total building size including the addition will be 5,000SF therefore eliminating the need to revise the Conditional Use Permit to go above the 5,000SF maximum. DRAC reviewed the revised proposal on July 18, 2013 and forwarded a positive recommendation with modifications to the P&Z Commission. A Staff Report was prepared for the P&Z Commission to review and possibly approve, however the applicant submitted a revised plan on August 12 that they would like to be considered instead. A joint DRAC-P&Z Commission meeting was decided on to jointly consider the modifications. Staff has reviewed the revised elevations and site plan~~application~~ in accordance with the City of Driggs Commercial Design Standards and Guidelines and provided the analysis below and ~~to~~ includes DRAC's recommendations.

ANALYSIS: The table below identifies conformance with the applicable Commercial Design Standards and Guidelines for C-3 Zone, Appendix A pgs 55-75.

Regulation	Required / Allowed	Proposed	Conformance / Staff Comments
B.1 Blocks- State Highway	Provide for a connected system of streets and/or driveways, with a minimal number of access points onto Hwy 33.	Existing vehicular access off of Casper Dr. No additional access points proposed.	Conforms
B.2 & B.6a Blocks- Block Length & Building Orientation	Where a project site consists of 400' of frontage onto Hwy 33, a pedestrian access way shall be provided at or near the middle of the project's hwy frontage, connecting it to the pathway system along the hwy. If no pathway system exists, the developer shall install one or propose an alternate public pedestrian access way through the site. Some portion of the building must be placed within 20' of the pathway or a sidewalk that connects to the pathway.	Master plan identifies a pedestrian pathway along the frontage, however it is not considered for construction as part of this phase. Continuing the 5' wide sidewalk between the parking stalls and building is proposed however.	Original DRAC and P&Z approval of the existing building did not require that a pedestrian pathway be constructed. Since there are still no adjacent pathways, this requirement may again not be critical at this time. However, a pedestrian connection will be important in the future so it is recommended that an agreement be signed for the pathway to be constructed and public easement granted. The pathway easement should be 15' wide with 8' of asphalt at a location along Hwy 33. Since an exact easement location cannot be determined at this time, Staff recommends that an Agreement be signed at time of building permit or certificate of occupancy. The agreement should specify that the pathway be built by the owner when one of the following events occurs: 1. a connecting pathway is built to

**Revised Building Plan Review
DR 13-1 Grand Teton Vodka Expansion – 457 Casper Dr/ 1755 N Hwy 33 (Area of Impact)**

				less than 50' wide. The CUP issued for the building limits the size to 5,000SF without requiring a modification.
D.4.b Pedestrian-Orientation: Primary Entrances	Must directly connect to a sidewalk and have minimum of 5ft of weather protection (awning/canopy).	No changes proposed to the existing entrance.		Not applicable. The main entrance is existing and conforms.
D.4.d Pedestrian-Orientation: Windows	Ground floor windows shall be provided along at least 30% of the building's ground floor, street-facing elevations.	2- 6'x5' 4-5' x 6' (91SF) of ground floor windows are proposed along the ground floor of the 30'x20' wide bump out.		<u>The revised plan received 8-12-13 contains 12' of windows along the length of the building, which is only 19%. At the July DRAC meeting, the recommendation was that the applicant could meet the 30% requirement by extending the windows vertically. The applicant's 8-12-13 version does reflect the vertical increase in the windows. Feedback from DRAC and the P&Z Commission is requested on if this is still acceptable. The applicant submitted a revised plan based on DRAC's recommendation to increase the ground-floor windows vertically to meet the 30%. Note that federal law (27 CFR Title 19) requires secured windows and if additional security is found to be necessary, federal inspectors may require locked or barred windows.</u>
Regulation	Required / Allowed	Proposed	Conformance / Staff Comments	
D.4.f Blank Walls	Building elevations shall not have blank walls. All elevations longer than 30' shall have offsets, projections, windows or doors, changes in materials, volume landscaping...providing relief not less than once every 30'.	The front (west) elevation is 66' wide and is broken up into 3 main sections of 30', 16' and 20'. The 16'-30' and 20' section share the same roofline. The rear (east) of the building does not propose any architectural features, as it is setback 5' from the 6' tall concrete wall bordering Burn's Cement Plant. The side (south) elevation contains relief in the facade and a slight bump-out and change of materials.	The rear elevation does not conform to the requirements, but DRAC recommended that the 30' x 45' tall section be treated with different materials and colors. DRAC recommended that this is acceptable as it faces the cement wall bordering the adjacent property. The 30' section meets the minimum facade length, but contains minimal architectural elements. Comments from DRAC and P&Z are requested to determine what, if any, treatment should be applied to the rear (east) elevation.	

**Revised Building Plan Review
DR 13-1 Grand Teton Vodka Expansion – 457 Casper Dr/ 1755 N Hwy 33 (Area of Impact)**

<p>and Design</p>	<p>to existing or planned adjacent pedestrian facilities. Safe, direct, and convenient walkways must be provided between all entrances.</p>	<p>sidewalk to Casper right of way is desired, but this could be phased and included with future development given the lack of off-site connectivity.</p>
<p>H.2. Pedestrian Circulation: Pedestrian facility design and construction</p>	<p>Walkways must be raised 6" from vehicle surfaces, unless otherwise protected. Crosswalks required for parking lot or street crossings. Minimum walkway width = 5ft and must be a durable surface that contrasts with the driveway surface (e.g., concrete or pavers). Walkways must conform to ADA guidelines and standards.</p>	<p>Final engineering plans to show the 6" raised curb.</p>
<p>J. Exterior Lighting</p>	<p>All lighting should be horizontally cutoff. Maximum illumination (initial) shall not exceed 16 footcandles at building entrances.</p>	<p>Applicant is aware of lighting standards. Prior to final approval, specific fixture information (manufacturer's specification sheets) must be submitted to ensure that the light complies.</p>
<p>F.2. Gateway landscapes</p>	<p>A strip of land at least 10' in depth between a new development and Hwy 33 is required to be landscaped.</p>	<p>Size of landscape area conforms.</p>
<p>Regulation</p>	<p>Required / Allowed</p>	<p>Conformance / Staff Comments</p>
<p>VII. Landscape Requirements</p>	<p>All off-street parking and vehicular use areas shall have perimeter landscaping of at least 4' in depth and interior landscaping covering at least 10% of the entire vehicular use area. Each separate landscape area shall be a min of 50SF and contain at least 1 tree. All remaining land in the landscape area shall be covered by shrubs, ground cover or other approved landscaping material. All required buffer strips and landscape</p>	<p>Approximately 3,805SF <u>3,366SF</u> of the site's addition is used for vehicular use areas; therefore 384SF <u>337SF</u> of interior landscaping is required. 96SF <u>180SF</u> is proposed in the interior for grass/wildflowers. The remaining square footage was recommended by DRAC to be located on the south edge of the drive/parking area. The revised plan shows an expanded landscape area on the south edge meeting the landscape requirements. The west side of the proposed drive aisle / parking area conforms with the minimum 10ft in width, but requires 1 additional shrub. The remaining groundcover needs to be identified.</p>
<p>Proposed</p>	<p>Interior landscaping: Wildflower/grass mix proposed in a 16' x 6' (96SF) <u>6' x 30' (180SF)</u> pocket between the sidewalk and the addition. Gateway Landscaping: 68'x10' (680SF) landscaping strip along the west edge of the parking lot with 2 additional evergreen trees and 12 shrubs.</p>	

Grand Teton Vodka
Proposed Addition
1 July 2013

This addendum is to present accessory information for further development of the site at 457 Casper Drive, Driggs, Idaho. The business desires to expand to the 5,000 square foot limitation placed upon the Conditional Use Permit that was granted in January 2012 by Teton County. The existing facility is 2,380 square feet, and the proposed addition is 2,620 square feet.

The building will be located upon the second pad of the master plan of the overall 3.3 acre site originally reviewed and accepted by the City of Driggs P&Z in August 2008. A copy of the civil drawing for the full build-out is included with these pages along with site plans showing just the existing building with the proposed addition.

The facility expansion is anticipated to create 2-4 new jobs over time. Using the Manufacturing standard for parking in Driggs requires an additional 1.2 spaces per employee which would indicate 3-5 new spaces. We have allotted 5 new parking spaces – (1) 10'x20' and (4) 9'x18' – in addition to the 4 regular and 1 handicap accessible that exist.

The new parking and driveway comprise about 1,100 square feet of new impervious surface (taking into account 2,688 square feet of overlap of existing impervious surface). Nevertheless, for purposes of landscaping requirements, the calculations are based on 3,786 square feet of new asphalt. Driggs landscaping ordinance requires 10% of that to be added to landscaping or 379 SF. The 6' strip along the building and the 10' buffer on the west edge of the driveway amount to 756 square feet. 379 square feet of landscaping would require 1-2 trees and 8 shrubs, 50% of which should be evergreen. These are identified on the Site / Landscape Plan.

JUL 0 1 2013

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
August 14, 2013
6:30pm

MEMBERS PRESENT: Delwyn Jensen (Chair), Rick Baldwin (Vice-Chair), and Lindsey Love

DESIGN REVIEW ADVISORY (DRAC) MEMBERS PRESENT: Rick Baldwin, Jennifer Zung and Katherine Shepard (via phone)

STAFF PRESENT: Ashley Koehler, Planning and Zoning Administrator

PUBLIC PRESENT: Rene Lusser (Grand Teton Vodka representative), William Beckett (Grand Teton Vodka, Inc.), Linda Beckett (Grand Teton Vodka, Inc.), Jean Hansen, David Hensel, and Julie Robinson.

Chairman Delwyn Jensen called the meeting to order at 7:08pm. Review of meeting minutes from July 29, 2013 and July 10, 2013 were deferred.

1) Design Review- Grand Teton Vodka Building Expansion at 457 Casper Dr. Applicants- Rene Lusser, Linda Beckett and William Beckett

Ashley Koehler called attention to the revised site plan and building elevations dated August 12, 2013. The August 12th plan is a new design that was initiated by the applicant that is requested to be reviewed instead of the previous design. DRAC reviewed an earlier design at the sketch plan stage in March and then a second design at the July DRAC meeting, where DRAC forwarded a positive recommendation with conditions to P&Z. A Staff Report was prepared for P&Z based on that design, but the applicant recently notified Staff that the design needed to change due to cost and structural issues. A red-line version of the Staff Report indicates the changes from the July version that received DRAC's recommendation. The square footage is the same, but the roofline, footprint, and architecture have changed. Because these changes were considered significant, Staff called a joint DRAC and P&Z Commission for this meeting.

Koehler referred to the red-line version of the Staff Report and asked that DRAC and P&Z review Staff's comments that have been updated based on the revised design. Koehler outlined the items to be discussed:

1. Overall architecture meeting the agricultural-historical context of Driggs as described in the Design guidelines.
2. Reduction in number of windows and window coverage. 30% of the building's first floor elevation should be made up of windows, the new version has 19%.
3. Blank walls, specifically the 30' wall section having adequate architectural detail.
4. Architectural detail on the rear elevation.

Koehler described a conversation with committee member Katherine Shepard and summarized her concerns regarding the parking lot located in front of the building and the 30' building section lacking architectural detail.

Commissioner Love stated that the overall architecture of the previous version was well done and the new version has lost some of that. Some changes to the roofline would help, maybe a steeper roof pitch. The 30' section looks like a large mass and not broken down. Lusser, DRAC, and Commissioners discussed and sketched types of roof modifications.

Commissioner Baldwin asked about how the roofline could be changed and still accommodate solar photovoltaic panels in the future. It appears that the west facing roof is large enough. Lusser stated that they want to have 800sqft of roof space for panels in order to install 8kw of panels and avoid problems with snow load and snow shedding.

Committee member Zung stated that in general the blank wall stands out and the steep roof pitch highlights the garage door, but does not have ideas for improvements.

Chairman Jensen added that this is better than what could be built right now, which are contractor units.

Zung stated that if 30' meets the minimum and it's not good enough, we should change the minimum. Commissioners and DRAC discussed changes to wainscot and the gable entrance over the 20' section. *Lusser sketched options.*

Koehler asked for clarification from DRAC and P&Z on if the sketches made will satisfy the design meeting the "overall architecture" guideline.

Lusser described the sketch made which would create a ceiling over the garage entrance. Linda Beckett questioned the change and increase cost it would create. Lusser described that the material is already there, it is just being brought forward. Koehler asked again if this change helps P&Z and DRAC find that the overall architecture meets. Chairman Jensen responded that he finds that it does as long as it fits the guidelines. Zung added that the garage door does not meet because it faces the highway. This sketched change would help to mitigate that area. Linda stated that she would have preferred to build it the previous way, but can't because of the engineers.

Koehler asked if the "overall architecture" okay confirms that the rear elevation is acceptable. She read the conditions of the Staff Report. Katherine Shepard asked if her comments were discussed, specifically the 30' façade needing some architectural features.

Commissioner Love made a motion to approve the design with the proposed change over the garage door and the conditions in the Staff Report.

Koehler read from the report the recommended conditions:

- 1. A pathway agreement should be signed in order to ensure that a pathway is constructed and easement dedicated along Hwy 33. The pathway easement should be 15' wide with 8' of asphalt at a location along Hwy 33. The agreement should specify that the pathway be built by the owner when the first of the following events occurs: 1. A connecting pathway is built to this site or 2. When the development reaches 50% build out or 3. When other development on this site is found by DRAC to merit a pathway.**

William Beckett asked for clarification on the conditions and timing. Koehler responded that these are recommendations to the County for the County to enforce if they are in agreement with the P&Z Commission. Linda Beckett asked that conditions not be subject to approval so she is not held up in obtaining a building permit. She was held up five months last time based on

things required "off the cuff." Chairman Jensen responded that that is not necessarily up to this body; it is a County decision.

2. **Landscaping should be per the Design Standards (1 tree per 200sqft and 1 shrub per 50sqft. Trees shall be a minimum of 2-inch caliper and shrubs shall be a minimum of 3-gal size when planted).**
 - a. **One (1) additional shrub must be installed on the western landscape bed to fulfill the gateway landscape requirements of 1 shrub per 50SF.**
3. **Noxious weeds on site should be controlled and removed.**
4. **Exterior lighting should comply with the Driggs Outdoor Lighting Ordinance, specifically the fixture should be down cast and the lamp/bulb not exceed 3200K.**

Motion failed for lack of a 2nd. Lusser asked if the Chair could 2nd the motion. Chairman Jensen referred to his experience on other boards and committees that he serves on and the Chair does not second or make motions. Linda Beckett stated that William Beckett is an attorney and knows Robert's Rules of Order. William Beckett stated that he is not aware of rules that limit the Chair from seconding a motion. Chairman Jensen responded that an attorney should know that the Chair if a Commission should not take legal advice from an applicant requesting its approval. Commissioner Baldwin added that he doesn't know of anything that precluded the Chair from seconding a motion, but typically does not. Discussion amongst members of the audience and commissioners regarding this topic.

Chairman Jensen called the meeting to order and asked Commissioner Baldwin why he is opposed. Commissioner Baldwin said he does not feel that the input from DRAC is being followed. He does not agree with the balance of the roof lines and the rationale of roof lines based on loading. He has fought on three separate occasions to require something on the rear elevation and this design is just perpetuating its condition.

Chairman Jensen said that fundamentally he has problems directing applicants to change their building design, because it is theirs and as long as it meets the requirements then he does not see why it needs to be re-designed.

Linda Beckett said that the Chair can hand the gavel off to make a motion. Jensen asked that the applicant refrain from speaking so he could second the motion and finish the item.

Commissioner Jensen 2nd the motion made by Commissioner Love earlier. Jensen and Love voted 'aye', Baldwin 'nay'. Motion carried 2-1.



TETON COUNTY
PLANNING & ZONING

SEP 05 2013

RECEIVED

SIGN PERMIT APPLICATION

To be considered a complete application, each item must be addressed.

Disclaimer: Receipt of this submission of application materials does not represent acceptance or approval of submitted items or a complete application.

SECTION I: APPLICANT INFORMATION:

Applicant Name: Saul Varela Phone: 208-534-8710
Mailing Address: 150 Courthouse Drive, Driggs ID 83422

SECTION II: STRUCTURE INFORMATION:

A sample of the intended design shall be provided. This needs to include colors, wording, and measurements.

Height from natural ground: 20 Feet Dimensions: 71" X 181"
Square Footage: 89 Color (s): Green
Materials Used: Vinyl Fabric - Same material as tent
Type of Sign (Refer to Attached Ordinance 8-9-4) Wall Sign
Distance from nearest sign: 480'
Specific Location of the Proposed Sign: Parcel Number: RP05 N46 E 306 001
Physical Address: 1088 Cemetery Road Driggs, Id 83422

Saul Varela Applicant Signature Date 09/04/2013

Property Owner Signature Date

NOTE: The applicant may differ from the property owner; if this is the case, both signatures are required.

SECTION III: APPROVAL

Planning Administrator _____ Date _____

Planning & Zoning Chairman (if applicable) _____ Date _____

OFFICE USE ONLY:

Application Fee in accordance with current fee schedule

Paid By: _____ Date _____

Mary Lou Hansen

From: Stephen Loosli [stephen.loosli@gmail.com]
Sent: Wednesday, September 04, 2013 8:31 PM
To: Kelly Park; Sid Kunz; Kathy Rinaldi
Cc: Dawn Felchle; Mary Lou Hansen
Subject: August Narrative, Report and Invoice
Attachments: invoice_#INV-20130905-6.pdf; Reports _ Aug2013.pdf

Dear Commissioners,

Please find here attached my project report and invoice for August work. My narrative follows.

First, I am thankful for all of the effort each of you have put into these efforts. As required by the newest scope of work, I am reporting to you in writing on those tasks that I have been asked to perform by the BOCC.

I remain unclear on the following items that have been discussed but lack - in my mind - clear assignment:

1) Amending the existing development code to allow for "short plats" as a separate, accelerated effort. In my opinion, I recommend that this process remain part of the larger assignment of a new, refreshed Teton County Development Code. Simply, it will be easier for everybody - public, staff, and P&Z - to see such changes in the context of the whole. I believe Commissioner Rinaldi felt the same way, and I didn't get a strong impression one way or the other from Chairman Park or Commissioner Kunz. Unless there is a compelling reason to do otherwise, I'd advise that we incorporate the short plat in the whole of the process.

2) A detailed analysis of the existing development code against the new comprehensive plan and Idaho statutes has been discussed extensively, but I feel that it is a waste of time and money. Nonetheless, here is my first blush, brief draft. Very clearly, the new Comp Plan is the guiding document for Teton County and the old development code is just plain out of date. The old development code is what allowed the undesirable developments of the last half decade to occur. The time and effort to amend the old development code is I think a bigger deal than rewriting - more on that later. Further, some basic underpinning components of the existing code are no longer permitted by state statute. The use of overlays has been specifically narrowed by 67-6511(1)(b), passed this year. It refers to Standards, provided for in 67-6518, that do not call out wildlife, for example. It further requires that such standards not constitute a regulatory taking. What IS allowed by 67-6518 is standards for open spaces of various types and access to streams, lakes, and viewpoints. The sole "hook" in state law for local jurisdictions to engage in wildlife is found in 67-6508(f), which says: "The plan shall consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component. (Component:) Natural Resources -- **An analysis of the uses of** rivers and other waters, forests, range, soils, harbors, fisheries, **wildlife**, minerals, thermal waters, beaches, watersheds, and shorelines." That's it. Not very much to go on, and even less when one considers that comp plans are non-regulatory by definition and judicial ruling. Further, 67-67-6522 now includes express prohibition against abrogating the authority of Eastern Idaho Public Health, any state agency, or any federal agency. This means that the County doesn't get to do any other agency's job - including wildlife. Just in case somebody wants to throw out the "we can always be more restrictive than the state" argument, I disagree. 67-6518 says this: "Whenever the ordinances made under this chapter impose higher standards than are required by any other statute or local ordinance, the provisions of ordinances **made pursuant to this chapter** shall govern." That highlighted sentence is a limitation on a local jurisdiction's authority to be more strict - the checks and balances incorporated into the Local Land Use Planning Act must be respected. The amendment to 67-6522 is just such a check, pulling local jurisdictions back from overwriting any other agency's own rulemaking. It should be obvious that a jurisdiction cannot claim safe harbor under the Local Land Use Planning Act if its ordinances violate the scope of the Act. In a nutshell critical parts of Teton County Code Title 8, Chapter 5, are not allowed under state law. Finally, 67-6535 was extensively amended to require express standards and the application of all decisions to them. In fact, according to 67-6535(2)(a),

failure to identify compliance/non-compliance with these required express standards is grounds for invalidation of permits on appeal. This is BIG DEAL. It means that the entirety of the existing development code would need to be sanitized and updated to meet the new requirements, or all Teton County approvals could be invalidated by a court. That is a lot of work.

I'll use a metaphor to make my point. After a house fire, it is almost always cheaper to knock it all down and start over than to go wall by wall, stud by stud, to save or discard. I suggest that Teton County's old development code has been subject to a "house fire" by these significant changes in the Local Land Use Planning Act. I'm saving the good stuff, but it is easier to put it back into a newly built structure.

So, on that premise, and at the direct instruction of the BOCC, I am hard at work on the drafting of a new unified Teton County Development Code (TCDC), which incorporates both the Zoning Ordinance (Title 8) and the Subdivision Ordinance (Title 9). There is a little crossover to a couple of other titles, as well, such as Title 10 - Airport Hazard Zoning.

The raw materials I am using for this draft, which I refer to as Version 1.0, include, but are not limited to, the following:

- The newly adopted Comprehensive Plan of Teton County
- The existing zoning and subdivision ordinances of Teton County
- Idaho Local Land Use Planning Act
- Other Idaho Statutes
- The Montana Subdivision Act
- County Regulations, Yellowstone County, MT
- Memphis and Shelby County Unified Development Code (Code Studio project)
- Unified Development Ordinance of Raleigh, North Carolina (Code Studio project)
- Greater Yellowstone Framework Reference Guide
- LEED 2009 for Neighborhood Development

As I have previously mentioned, I consult with Code Studio with frequency so that we maintain coordination as we progress through our respective portions of the work project.

As of this writing, I have parsed through about 33% of TCDC pre-v1.0, which presently stands at 185 pages, comprising about 62,000 words. I have formatted it to match the adopted code numbering system of Teton County: Title, Chapter, Section as 8-1-1 and so on, then using the outline system of A.1.a. and so on. Further, I have applied line numbering to each page, making the review and editing process for the public and the P&Z much simpler. These will be eliminated from the final document.

TCDC pre-v1.0 is presently structured in the following order, subject to change:

Title 08 - Zoning Regulations

1. General Provisions
2. Definitions
3. Zones, Districts, and Boundaries
4. Base Zoning Regulations
5. Overlay Areas
6. Land Use Permits
7. Nonconforming Uses
8. Variances
9. Signs

10. Administration
11. Amendments
12. Screening and Buffering Standards

Title 09 - Subdivision Regulations

1. General Provisions
2. Districts and Uses
3. Building Envelope Standards
4. General Development Standards
5. Infrastructure and Public Improvements
6. Open Space and Natural Resource Protection
7. Special Purpose Districts
8. Overlay Districts
9. Administration
10. Nonconformities
11. Enforcement
12. Definitions
13. Amendments

As we discussed at my last in-person report, my biggest project will be the application of a concept I call "variable density yield," destined for Title 08. This idea, as I conceive of it, suggests that there may be as many as six (6) available densities for any rural parcel based on the application of various constraints - I call them levers, because then can be adjusted up and down to achieve different outcomes.

Available levers for consideration include:

- Transferable Development Rights (TDRs)
- Community Well/Water
- Community Septic/Sewer
- Open Space
- Road Structural Number
- Road Classification or Level of Service
- Existing Development Proximity
- Streets, Trails, Paths
- Mixed Use (where appropriate)
- Mixed Income
- Public and Civic Spaces
- Landscaping
- Green Building
- Alternative Energy
- Project Design

Some of the levers may become mandatory prerequisites as density yield increases.

This system works only if there is a finite number of development rights in a particular zone, like water rights in a canal. A property can receive the simplest and easiest - and lowest - yield **by right**. This basic density might be - and this is ONLY FOR ILLUSTRATION - four (4) units per one hundred (100) acres (4:100). A short plat of very low cost and rapid approval could be performed on the base density.

However, in exchange for ever increasing density (intensity), a developer would have to meet higher and higher standards. Presently, I see a tight connection to the Greater Yellowstone Framework or LEED ND for these increasing yields.

Say, for example, that a developer wants to double from 4:100 to 8:100. This might be allowable in exchange for higher road standards, some type of community septic, etc. The next threshold might be 20:100, requiring improved roads, community services, and such.

At the extreme upper end, a developer could request as many as, say, 60 units per 100 acres. However, such a yield would mandate acquiring one half of those total units in the form of transferred development rights **FROM WITHIN THE SAME ZONE**. This is key, as it honors the finite count of development rights. Essentially, the result is a cluster that probably would require the highest level of professional design and certainly the permanent extinguishment of development rights on the donating property.

This concept is fair in several key ways:

1. Everybody in a zone gets the exact same yield per 100 acres.
2. Everybody is exposed to the same risk of undevelopable land - floodplains, slopes, etc. Land is unique and its risk-to-development qualities are what they are.
3. Everybody can make a trade for more density by offering a corresponding increase in public consideration.
4. Those that are proposing to use the highest density option - which, by the way, is desirable in the right circumstances - must see that a corresponding, permanent decrease occurs on other land in the zone. These transferred rights are paid for, so the donor is fairly compensated and the development standards are the highest, so that no detrimental impact to the community takes place.
5. Objectors to these projects see exact, precise requirements that lead to yes/no determinations, allowing them to understand the rules fully, and to cry foul when any such rules aren't upheld.
6. Ultimately, the game is fair, the rules understood, and **the outcome is reliable, predictable, and investable.**

Although over-simplified, it is really very similar to the water rights example I used above. You have 10 of 1000, but want 50? Buy them and move them.

Obviously, there is still much to do.

I'll conclude by saying that I am very confident that Teton County will soon have an excellent development code that can act as a model to the region. It will honor the rights of private property owners AND those advocating for the preservation of the historic feel of Teton County - groups which aren't mutually exclusive. As Commissioner Rinaldi said, the devil is in the details. It will be my task to help the public and P&Z ferret out those details.

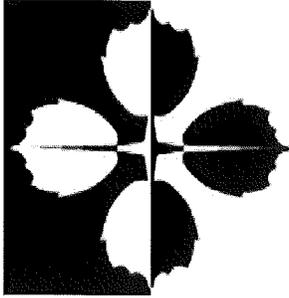
I am targeting an unveiling of this draft for either October or November for the public and the P&Z.

A matter of scheduling: I am out of town the last two weeks of September and the first week of October. I will be out of communication during that time, so please mark your calendars.

I look forward to your feedback and input.

Thanks,
Stephen G. Loosli

email: stephen.loosli@gmail.com
phone: 208.557.9898



Stephen Loosli

Report 09/04/2013 07:04 PM

Created by Stephen Loosli on 09/04/2013 07:04 PM

All Active Projects
 All Users
 Time Interval: 08/01/2013 — 08/31/2013

Total hours	42:30	
County Planner	42:30	
Default Task List	42:30	
Meetings	02:00	
Stephen Loosli 08/12/2013 11:00 AM — 01:00 PM	02:00	Verbal Report to Teton BOCC
Staff Time	40:30	
Stephen Loosli 08/19/2013 12:00 PM — 07:00 PM	07:00	Draft Teton County Development Code Version 1.0, with a target date for presentation to the P&Z of October/November.
Stephen Loosli 08/20/2013 05:00 PM — 08:00 PM	03:00	Work on draft TCDC v1.0, using LEED ND, YBP GY-Framework, Idaho Statutes, Montana Subdivision Act, Code Studio templates, etc.
Stephen Loosli 08/21/2013 01:00 PM — 07:00 PM	06:00	Work on draft TCDC v1.0, using LEED ND, YBP GY-Framework, Idaho Statutes, Montana Subdivision Act, Code Studio templates, etc.
Stephen Loosli 08/26/2013 08:00 PM — 08:30 PM	00:30	Email thread between BOCC, P. Atty, etc., with me about accepting the latest scope of work, discussion about past scopes, clarification on exactly what amended scope is the present one.
Stephen Loosli 08/27/2013 01:00 PM — 10:00 PM	09:00	Work on draft TCDC v1.0, using LEED ND, YBP GY-Framework, Idaho Statutes, Montana Subdivision Act, Code Studio templates, etc. Call from Valley Citizen 3-3:30 PM, regarding short plats, community meeting opportunities, etc. Call from Commissioner Kunz 4:51-4:56 PM, regarding email thread from Monday PM on various scopes of work.
Stephen Loosli 08/28/2013 10:30 AM — 12:00 PM	01:30	Work on draft TCDC v1.0, using LEED ND, YBP GY-Framework, Idaho Statutes, Montana Subdivision Act, Code Studio templates, etc.
Stephen Loosli 08/28/2013 05:00 PM — 10:30 PM	05:30	Work on draft TCDC v1.0, using LEED ND, YBP GY-Framework, Idaho Statutes, Montana Subdivision Act, Code Studio templates, etc.

Stephen Loosli
08/30/2013 06:00 PM — 10:00 PM

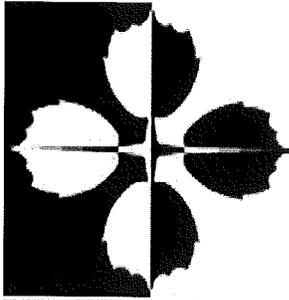
04:00

Work on draft TCDC v1.0, using LEED ND, YBP GY-Framework, Idaho Statutes, Montana Subdivision Act, Code Studio templates, etc.

Stephen Loosli
08/31/2013 11:00 AM — 03:00 PM

04:00

Work on draft TCDC v1.0, using LEED ND, YBP GY-Framework, Idaho Statutes, Montana Subdivision Act, Code Studio templates, etc.



Stephen Loosli
5390 Marbrisa Lane
Ammon, ID 83406
stephen.loosli@gmail.com
(208) 557-9898

Invoice Number #INV-20130905-6
Date 09/04/2013
Due Date 09/18/2013

Teton County, Idaho
Chairman Kelly Park
150 Courthouse Drive
Driggs ID 83422
USA

INVOICE

Item	Description	Price/Unit	Qty	Price
County Planner	Total hours: 42:30 -- Default Task List -- - Meetings - 02:00 - Staff Time - 40:30	\$50.00	42.50	\$2,125.00
Total				\$2,125.00

Thank you for your business.



This Letter from F&G inserted
for BOCC information
per instructions from
Prosecutor Spitzer.

IDAHO DEPARTMENT OF FISH AND GAME

UPPER SNAKE REGION
4279 Commerce Circle
Idaho Falls, Idaho 83401

C.L. "Butch" Otter / Governor
Virgil Moore / Director

January 15, 2013

Ms Angie Rutherford
Teton County-Planning Department
150 Courthouse Drive
Driggs, ID 83422

RE: Teton County Development Code Review

Dear Angie:

Idaho Department of Fish and Game (Department) received a request from the Teton County Planning and Building Department to provide input about natural resource and habitat protection elements relative to the existing Teton County Developmental Code (County Code). We understand that Teton County was recently awarded a grant to draft new code and has contracted a consultant to assist with potential code language. Department staff is very familiar with the County Code and spent considerable time providing technical information concerning fish and wildlife resources during its creation and implementation. Because of current County Code regulations, our regional staff regularly communicates with Teton County Planning staff and provides technical information related to County zoning, conditional use permit proposals, and subdivisions. We view the existing County Code as a benefit to fish and wildlife resources and find the requirements of coordinating with the Department to be advantageous and achievable for our staff. While at this time we do not see a critical need for a complete rewrite of the County Code relative to natural resource and habitat protection elements, our staff was able to thoroughly review Title 8 (Zoning Regulations) and Title 9 (Subdivision Regulations). We offer the following comments.

Fish and wildlife are property of all Idaho citizens. The Department and the Idaho Fish and Game Commission are expressly charged with statutory responsibility to preserve, protect, perpetuate, and manage all fish and wildlife in Idaho (Idaho Code 36-103 (a)). The existing County Code greatly helps the Department fulfill its mission, especially because we do not have written policy to help guide fish and wildlife protections for development on private lands. In fulfillment of our statutory charge and direction as provided by the Idaho Legislature, we offer the following comments and recommendations to inform Teton County and hired consultants about potential code elements that are important for fish and wildlife resources. We offer recommendations for further enhancements to the existing County Code. It is not the intention of the Department to support or oppose new County Code language.

Keeping Idaho's Wildlife Heritage

Title 8 Zoning Regulations

General Comments-Title 8:

Current Zoning Regulations that require timely Department review of *Conditional Use Permit* proposals ensures a mechanism for us to provide technical comments and recommendations to protect, preserve, and perpetuate wildlife and fishery resources. This is critical to our statutory responsibility. In most situations, the current requirement to provide written comments within 45 days works well. Zoning regulations that require stream and wetland setback regulations and utilize wildlife, floodplain, and waterway (wetland) overlays ensures that sensitive and critical wildlife and fish habitats are considered in the decision making process. This allows the County, in collaboration with the Department, to avoid, minimize, or mitigate impacts to important natural resources.

Some additional zoning regulations should be discussed and considered to provide added protections for wildlife and fishery resources. Currently, a wind energy facility is regulated under a *Conditional Use Permit*. The Department encourages Teton County to consider adopting commercial wind energy regulations, similar to Clark County and Power County, which provide protections for wildlife resources. The County should consider requiring Wildlife Facilities to obtain a *Conditional Use Permit*, as opposed to a *Permitted Use with Conditions Permit*, so there is an adequate review and comment period by the Department. Additionally, it would be beneficial for the Department to have an opportunity to review zone change requests and provide comments to avoid negative effects to sensitive fish and wildlife habitats.

Recommended Enhancements-Title 8:

- Due to the presence of many intermittent stream channels in Teton County, the Department recommends a minimum of a 50 foot buffer for all intermittent channels, where practical, to protect and preserve wildlife and fish habitat.
- The Department recommends enhancing language in the Floodplain Overlay that recognizes the need for permits from the Idaho Department of Water Resources and the US Army Corps of Engineers for developments or projects that alter the flow of water in streams and rivers. This will ensure added protections to wildlife and fishery resources and habitats dependent on proper stream function.
- The Department recommends enhancing the following language in Title 8 (#1) E to state: "To encourage variety, excellence, and creativity in the design of development, preservation of critical open space areas, and preservation of the natural beauty and *natural resources* of the area" to emphasize natural resources of Teton County.

Title 9 Subdivision Regulations

General Comments-Title 9:

The use of Indicator Species and Indicator Habitat in combination with a Wildlife Habitat Overlay to assess a proposed Subdivision or Planned Unit Development (PUD) generally works well to protect wildlife and fishery resources. The Department has been instrumental in providing technical information to develop a Habitat Overlay Map. We encourage Teton County to continue with this strategy. Current Subdivision Regulations that require timely Department review of Subdivision and PUD proposals affecting indicator species/habitats or are within Wildlife Habitat Overlay areas, ensure a mechanism for the Department to provide technical

comments and recommendations to protect, preserve, and perpetuate wildlife and fishery resources. This is critical to our statutory responsibility. In most situations, the current requirement to provide written comments within 45 days works well. Subdivision and PUD proposals that impact indicator species/habitats or fall in the Wildlife Habitat Overlay are currently required to go through a Technical Review; as well as provide a Wildlife Habitat Assessment, an Impact Analysis and Mitigation Plan, a Land Management Plan, and a Design Review. The current requirement ensures that sensitive and critical fish and wildlife habitats are considered in the decision making process. It also allows the County, in collaboration with the Department, to avoid, minimize, or mitigate impacts to important natural resources. The Department encourages Teton County to maintain Development Standards in Chapter 4 of Title 9 that protect fish and wildlife habitats. This includes language specific to wildlife protections and requirements for emergency access to high fire hazard areas in order to avoid unnecessary destruction of wildlife habitat. The Department feels it is very important to maintain language referring to "Access" so the County can preserve public access presently available to US Forest Service and Bureau of Land Management lands.

The current County Code regulations to propose and construct a Planned Unit Development (PUD) in Chapter 5 of Title 9 are adequate and rigorous enough to protect wildlife and fish habitats. The Department recommends Teton County maintain the general purpose of protecting critical and sensitive areas (e.g. wildlife habitats, migration routes, breeding areas, wetlands, and riparian areas) and continue to encourage compact developments rather than scattered developments. This is accomplished under current County Code regulations that require consultation with the Department when a PUD is proposed in the Wildlife Overlay Area (Overlay Regulations) or may impact Indicator Species or Indicator Habitats. Additionally, the Department recognizes the use of open space to protect wildlife habitats found in the Open Space Code as a benefit to fish and wildlife resources.

The Department recommends that Teton County discuss and consider the use of a time limitation on subdivisions and PUD's approved but not constructed or only partially constructed. This is commonly referred to as a sunset clause or sunset provision. Unfortunately, there are numerous subdivisions scattered throughout Teton County only partially constructed without residential dwellings. Some of these partially-constructed subdivisions may be located in sensitive or critical fish and wildlife habitats. By having a sunset clause or provision, the County can ensure the areas will continue to provide for natural resources if development proposals are not fully realized.

Recommended Enhancements-Title 9:

- The Department recommends including moose and big game winter range as an addition to Indicator Species and Indicator Habitat. Additionally, we recommend that the County includes mountain whitefish, a trout species presently found in Teton County. Trout Indicator Species would be expanded to include cutthroat trout, rainbow trout, brown trout, brook trout and mountain whitefish. Currently it only contains cutthroat and rainbow trout.
- The Department recommends an enhancement to the Wetlands and Waterway Overlay that includes either the use of all unnamed perennial streams, or is specific to spring creek

streams west of Highway 33 which are tributary to the Teton River. These spring-fed streams are important spawning areas for all trout species and are critical to maintain Yellowstone cutthroat trout populations.

- The Department recommends adding the US Fish and Wildlife Service to the Wildlife Habitat Overlay Regulations for identification and protection of any threatened or endangered species currently protected under the Endangered Species Act.
- The Department recommends adding language in the Wildlife Habitat Overlay Regulations to ensure the County follows up with the Department to see if we received notification and are intending to comment. We recommend the following language change. Instead of saying “IDFG will notify the Planning Department when it has received an application”, it should read “The County will follow up with IDFG to see if they received the application and intend to provide written comments.”
- Under the Land Management Plan within the Wildlife Habitat Overlay Regulations, the Department recommends adding language discouraging or disallowing free roaming dogs that are harassing wildlife. This is found under Idaho Code Section 36-1101(b)7.
- Under the Design Review Criteria within the Wildlife Habitat Overlay Regulations, the Department recommends the County enhance language found in (b) Fencing to state; the qualified person *or Idaho Department of Fish and Game* shall recommend a fencing design and specifications that will minimize interference with the movement or safety of the indicator species.
- In the Natural Resource Analysis section within the Habitat Overlay Regulations, the Department recommends that the wildlife assessment required under this regulation, is approved by the Department. We recommend adding language stating; “...areas shall only apply if the wildlife habitat assessment, *approved by Idaho Department of Fish and Game*, reveals evidence of an indicator species or the presence of indicator habitat...” The significant problem with this section is that an indicator species will likely not be present year-round in one location. A one-time temporal survey would not detect its presence.
- Under Chapter 4 (Development Standards) in Title 9, the Department recommends enhancing this section by encouraging the use of native vegetation and use of vegetation and plants not toxic to wildlife species.
- Under Chapter 5 (Planned Unit Developments) in Title 9, the Department recommends that any required wildlife plan or wildlife management plan is approved by the Department.

Summary:

The existing Teton County Development Code, relative to natural resource and habitat protection elements, is adequate for the Department to fulfill its statutory mission to preserve, protect, perpetuate, and manage all fish and wildlife resources found in Teton County. We do not see a need to rewrite aspects of Title 8 and Title 9 that speak to fish and wildlife protections. Current Zoning and Subdivision Regulations requiring timely Department review of development proposals ensures a mechanism for the Department to provide technical comments and recommendations. The use of Indicator Species and Indicator Habitat in combination with a Wildlife Habitat Overlay strategy when assessing a proposed Subdivision or PUD works well to protect wildlife and fishery resources. The Department has been instrumental in providing

technical information to develop a Habitat Overlay Map. The Department encourages Teton County to continue with this strategy, and the Department continues to offer assistance. The Department encourages Teton County to consider adopting commercial wind energy regulations and recommends that Teton County discuss and consider the use of a time limitation (sunset clause or provision) on subdivisions and PUD's approved but not constructed or only partially constructed.

The Department appreciates the opportunity to review the existing County Code for natural resource and habitat elements critical to our mission. We hope you find our comments and recommendations useful for future planning efforts to help protect fish and wildlife resources. Our staff is always available to help Teton County. I encourage you to work with our Environmental Staff Biologist, Tom Bassista, on any follow-up requests you have pertaining to these comments and recommendations.

Sincerely,



Steve Schmidt
Regional Supervisor

SLS:TB:jms

cc: Sharon Kiefer (IDFG-Directors Office)

Terry T

Paul F

Daryl M

Rob C

Doug Petersen (IDFG-Upper Snake)

Lauren Wendt (IDFG-Upper Snake)

Dan Garren

Brett High



WK: 208-354-0245
CELL: 208-313-0245

Teton County Engineer
MEMO

150 Courthouse Drive
Driggs, ID 83422

September 5, 2013

TO: Board of County Commissioners
FROM: Jay T. Mazalewski, PE
SUBJECT: Public Works Update

The following items are for your review and discussion at the September 9, 2013 meeting.

SOLID WASTE

Please see the update from the Solid Waste Supervisor

1. Forsgren should have the cap evaluation done by 9/11 and will present to the BoCC on the 23rd.
2. Wood Chipping and Scrap Metal Removal bids were released last week. They are posted on the website and available at the clerk's window.

ROAD & BRIDGE

1. R&B graded roads last week during the monsoonal rains.
2. R&B crews are working on the reconstruction of Rammell Mountain Rd.
3. Victor-Driggs Pathway: The project is slated to begin on 9/9/2013 and should take about a 1 week.
4. W4000S/S4000W/W3750S: This 1.25 mile section of road was scheduled for a gravel overlay this summer, however due to time constraints we were not able to complete this project with our crews. We have funding available in our Road Special Levy remaining budget/remain cash to hire local contractors to assist with completing this project. I would to contract out the gravel loading, hauling, rolling, & watering to private contractors and have our operator spread the gravel. I estimate this project will take about 40-50 hours and cost between \$40K-\$50K.

PUBLIC WORKS:

1. Headwaters Construction will repair the capstones on the parapet of the courthouse at no charge. Headwaters and Plan One Arch. have devised a repair/replacement strategy.



WK: 208-354-3443
CELL: 208-534-8710
svarela@co.teton.id.us
9/4/2013

Teton County
Solid Waste & Recycling
Memo

Scale House: 1088 Cemetery Rd.
150 Courthouse Dr.
Driggs, ID 83422

TO: Board of County Commissioners

Subject: Solid Waste & Recycling update for your review and discussion at the Sept 09, 2013 meeting.

1. Weed Control – I inspected the landfill and transfer station properties with Ben Eborn (County Extension Agent) and the Thistle is under control. We did have Knapweed that was visible and Ben stated that Knapweed is a slow sprouting weed and probably was not visible the last time we sprayed both properties. Ben had the contracted weed sprayer come out so we could show him the areas of concern and he re-sprayed both properties again. We have Ben scheduled to spray one more time this fall to make sure we keep the weeds under control.
2. Monitoring Well Design & Placement – On August 30th Rocky Mountain Environmental and TCSW dug test holes to find out where the perimeter of garbage is at the old landfill, next to Driggs Darby Cemetery. This way we can make sure that the installation of the monitoring well is clear of refuse.
3. Animal Composting in Effect - On 08/21/2013 we received a signed letter from Eastern Idaho Public Health District authorizing the County to commence with the composting operation of animal waste. At that time we had the pad and all necessary material ready to begin so the County is officially composting animal waste.
4. Spot Award for Nathan Webster – Jay and I are requesting that Nathan be considered for a Spot Award for the amount of \$50.00. Nathan is constantly looking for ways to improve our day to day operations and is a good example of what a team player does for other staff members. He is very courteous, friendly and is always ready to assist anyone, whether it is covering/assisting other staff members with their projects/positions or helping anyone from the public with their recycling or taking care of animal waste. He has become versatile in other areas of the operation that he can cover from the scale house to the recycling center and he makes sure that the work is done properly and efficiently on his own initiative. He has taken upon himself to make sure that the equipment is serviced and maintained on a regular basis. He also coordinates with Crapo Trucking to make sure they are on schedule.



plan one / architects
cody rock springs driggs

September 5, 2013

Jay Mazalewski, County Engineer
Teton County Courthouse
150 Courthouse Drive - Room 117
Driggs, ID 83422

Re: Teton County Courthouse Coping Recommendation

Dear Jay,

Following up on last Thursday's meeting concerning the cast stone coping on the Teton County Courthouse, Plan One/Architects recommends that the county retain the existing capstones and allow Headwaters Construction to resolve the problem as discussed. We feel this option is the best choice because it retains the original design and allows the contractor to address the problematic coping without the need for a redesign.

We think the cast stone coping is a good system. We appreciate that Headwaters is willing to correct the problem and with proper maintenance, the existing capstones will provide years of performance protecting the wall assembly below.

If the County does decide to keep with their initial decision to replace the cast stone with metal coping, our redesign costs would be provided free of charge. We don't think this detail would take more than a day to generate.

We look forward to a successful resolution with Headwaters Construction Company and Teton County. Please call if you have any more questions or concerns.

Sincerely,

H. Robert Heneage, AIA
Principal, Vice President

CC: Headwaters Construction

HEADWATERS

CONSTRUCTION CO

September 5, 2013

Jay Mazalewski, County Engineer
Teton County Courthouse
150 Courthouse Drive - Room 117
Driggs, ID 83422

Re: Teton County Courthouse Coping Solution

This letter is in response to our meeting held on Thursday the 29th of August. Headwaters is prepared to proceed with the following corrections as we discussed in the meeting and upon your approval.

Item #1 – The cast stone cap up on the parapet will have ½" holes drilled and 3/8" x 6" lag bolts installed. Lag bolts will anchor into the double 2x6 top plate and have a built in washer on top of the bolt to adequately cover the ½" holes. Drilled holes will be vacuumed clean and joint sealant installed in the holes and around the top of the lag bolts to prevent any water from penetrating. Each full 4' cap stone will have (2) bolts installed. At the corners where smaller cut stone cap pieces occur, one bolt will be installed. If any pieces are too small to drill a hole due to the risk of breaking the stone cap, they will be epoxied to the two adjacent pieces. Please see Attachment A & B for shop drawing detail.

Item #2 – All horizontal cast stone cap head joints will have the mortar cut down and joint sealant installed. On the parapet the joint under the cast stone cap will receive an injection of non-shrink grout as needed and then a bead of joint sealant. For the joint sealant we propose Sonolastic by BASF. I have included the product literature and a color chart (Attachment C & D) for you to review and approve the product as well as select a color. We would recommend the color "Stone" for what we feel would be the best color match.

Item #3 – After several conversations with the water repellent manufacturer and the installer that applied the product during construction we have the following proposal. Headwaters would be willing to install an additional coat of the same water repellent (Attachment E) that was approved and installed originally on all of the cast stone and at no additional cost to the Owner. This product will be spray applied as approved in both the specifications and by the product manufacturer. This will be applied on the cast stone only; we feel the brick currently is still responding well to the original application of the water repellent and does not need an additional coat at this time.

We would like to begin this work next week to ensure everything is complete before weather and temperature becomes a concern, therefore we will look for approval of the lags, joint and sealant products and a color selection so we can begin as soon as possible. Also, we would ask that the other mason repairing the front stairs and other minor pointing or touchup work be done as soon as possible so that the sealant can be applied on all the cast stone at one time.

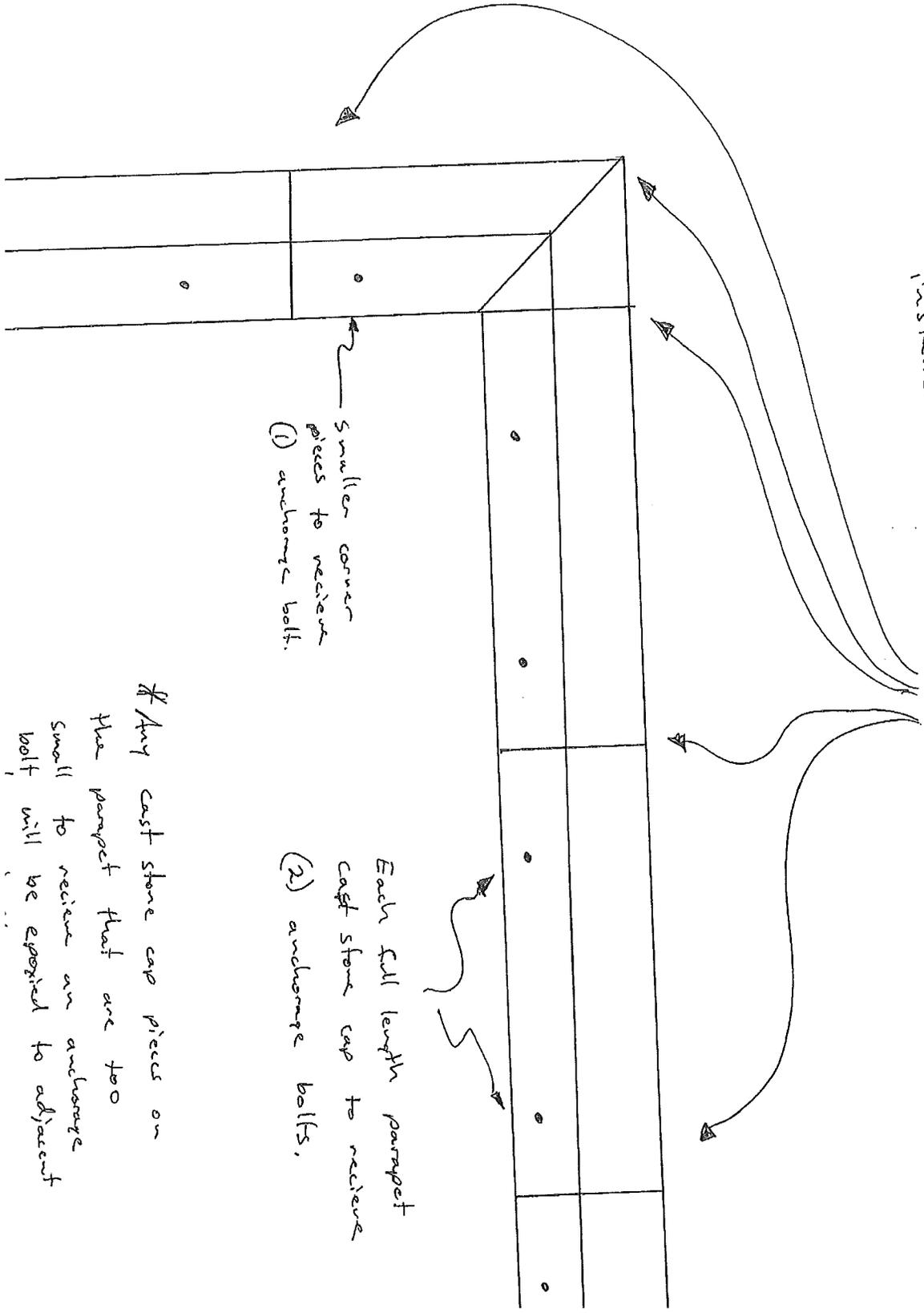
Please feel free to call if you have any more questions or concerns.



Jason Streit
Project Manager
Headwater Construction

Attachment B

All horizontal joints between cast stone caps to have mortar cut down and joint sealant installed.



Smaller corner pieces to receive (1) anchor bolt.

Each full length parapet cast stone cap to receive (2) anchor bolts.

* Any cast stone cap pieces on the parapet that are too small to receive an anchor bolt will be epoxied to adjacent



The Chemical Company

PRODUCT DATA

7 07 92 00 **Joint Sealants**

SONOLASTIC® NP 1™

One-component, elastomeric, gun-grade polyurethane sealant

Description

NP 1™ is a one-component, high-performance, nonpriming, gun-grade, elastomeric polyurethane sealant. It requires no mixing and typically requires no priming to bond to many materials, including concrete and masonry.

Yield

See page 3 for charts.

Packaging

300 ml (10.1 fl oz) cartridges,
30 cartridges per carton
20 fl oz (590 ml) ProPaks,
20 per carton

For color availability in bulk packaging, call Customer Service.

Color

White, off-white, limestone, anodized aluminum, stone, tan, aluminum gray, precast gray, medium bronze, special bronze, redwood tan, ash brown and black.

Shelf Life

Cartridges and ProPaks:
1 year when properly stored.

Storage

Store in original, unopened containers away from heat and direct sunshine. Storing at elevated temperatures will reduce the shelf life.

Features

- Ready to use
- Joint movement capability $\pm 35\%$
- Easy to gun and tool
- Available in cartridges, 20 ounce ProPaks, and in bulk
- Twelve standard colors
- No primer required for most construction materials
- Weather resistant
- Wide temperature-application range
- Compatible with nonrigid coatings
- Superior holding power
- UL listed
- Suitable for water immersion
- Low VOC content

Where to Use

APPLICATION

- Expansion joints
- Curtain wall construction
- Panel walls
- Precast units
- Aluminum and wood window frames
- Roofing
- Fascia
- Parapets
- Structural components
- Vinyl siding
- Wastewater treatment plants
- Dams
- Spillways and storm drains
- Wetwells and manholes

Benefits

- Requires no mixing; reduces labor costs
- Provides excellent flexibility for keeping moving joints tight
- Speeds application and makes neater joints
- Reduces jobsite waste, lowers disposal costs
- Matches common substrates
- Lowers installation costs
- Produces long-lasting weather-tight seals
- Suitable for all climates
- May be painted
- Long-lasting roof tile installation
- Passes 4 hour, 4 inch, fire and hose stream test when used with Ultra Block® or mineral wool
- Documented performance in wet areas
- Meets VOC requirements in all 50 states

LOCATION

- Interior and exterior
- Above and below grade
- Immersed in water

SUBSTRATE

- Concrete
- Masonry
- Aluminum
- Wood
- Clay & concrete roof tiles



Technical Data

Composition

Sonolastic® NP 1™ is a one-component moisture-curing polyurethane.

Compliances

- ASTM C 920, Type S, Grade NS, Class 35, Use NT, M, A, G*, O** and I
- Federal Specification TT-S- 00230C, Type II, Class A
- Corps of Engineers CRD-C- 541, Type II, Class A
- Canadian Specification CAN/CGSB-19.13-M87, Classification MCG-2-25-A-N, No. 81026
- USDA compliant for use in meat and poultry areas
- Underwriters Laboratories Inc.® classified (fire resistance only)
- Canadian approval for use in establishments that handle food
- SWR Institute validated
- ISO 11600-F-25LM

* NP1 not recommended for application on glass.

** Refer to substrates in Where to Use.

Typical Properties

PROPERTY	VALUE
Service temperature range, ° F (° C)	-40 to 180 (-40 to 82)
Shrinkage	None

Test Data

PROPERTY	RESULTS	TEST METHODS
Movement capability, %	±35	ASTM C 719
Tensile strength, psi (MPa)	350 (2.4)	ASTM D 412
Tear strength, pli	50	ASTM D 1004
Ultimate elongation at break, %	800	ASTM D 412
Rheological, (sag in vertical displacement) at 120° F (49° C)	No sag	ASTM C 639
Extrudability, 3 seconds	Passes	ASTM C 603
Hardness, Shore A		ASTM C 661
At standard conditions	25 – 30	
After heat aging (max Shore A: 50)	25	
Weight loss, after heat aging, %	3	ASTM C 792
Cracking and chalking, after heat aging	None	ASTM C 792
Tack-free time, hrs, (maximum 72 hrs)	Passes	ASTM C 679
Stain and color change	Passes (no visible stain)	ASTM C 510
Bond durability,* on glass, aluminum, and concrete	Passes ±35% movement	ASTM C 719
Adhesion* in peel, pli (min. 5 pli)	30	ASTM C 794
Adhesion* in peel after UV radiation through glass (min. 5 pli)	Passes	ASTM C 794
Artificial weathering, Xenon arc, 250 hours	Passes	ASTM C 793
Artificial weathering, Xenon arc, 3,000 hours	No surface cracking	ASTM G 26
Water immersion, 122° F (50° C)	Passes 10 weeks with movement cycling	ASTM C 1247

*Primed for water immersion dictated by ASTM C 920. Concrete and aluminum primed with 733; glass primed with 766. Test results are typical values obtained under laboratory conditions. Reasonable variations can be expected.

Yield

LINEAR FEET PER GALLON*

JOINT DEPTH (INCHES)	JOINT WIDTH (INCHES)			JOINT WIDTH (INCHES)			
	1/4	3/8	1/2	5/8	3/4	7/8	1
1/4	308	205	154	122	—	—	—
3/8	—	—	—	82	68	58	51
1/2	—	—	—	—	51	44	38

*One gallon equals approximately 12 cartridges or 6 ProPaks

METERS PER LITER

JOINT DEPTH (MM)	JOINT WIDTH (MM)			JOINT WIDTH (MM)			
	6	10	13	16	19	22	25
6	24.8	16.5	12.4	9.8	—	—	—
10	—	—	—	6.6	5.5	4.7	4.1
13	—	—	—	—	4.1	3.5	3.0

How to Apply

Joint Preparation

1. The number of joints and the joint width should be designed for a maximum of $\pm 35\%$ movement.
2. The depth of the sealant should be 1/2 the width of the joint. The maximum depth is 1/2" (13 mm) and the minimum is 1/4" (6 mm). Refer to Table 1.
3. In deep joints, the sealant depth must be controlled by Closed-Cell Backer-Rod or Soft Backer-Rod. Where the joint depth does not permit the use of backer-rod, a bondbreaker (polyethylene strip) must be used to prevent three-point bonding.
4. To maintain the recommended sealant depth, install backer-rod by compressing and rolling it into the joint channel without stretching it lengthwise. Closed-Cell Backer-Rod should be about 1/8" (3 mm) larger in diameter than the width of the joint to allow for compression. Soft Backer-Rod should be approximately 25% larger in diameter than the joint width. The sealant does not adhere to it, and no separate bondbreaker is required. Do not prime or puncture the backer-rod.

TABLE 1

Joint Width and Sealant Depth

JOINT WIDTH, AT MIDPOINT, IN (MM)	SEALANT DEPTH IN (MM)
1/4 – 1/2 (6 – 13)	1/4 (6)
1/2 – 3/4 (13 – 19)	1/4 – 3/8 (6 – 10)
3/4 – 1 (19 – 25)	3/8 – 1/2 (10 – 13)
1 – 1-1/2 (25 – 38)	1/2 (13)

Surface Preparation

Surfaces must be structurally sound, fully cured, dry, clean, free of dirt, moisture, loose particles, oil, grease, asphalt, tar, paint, wax, rust, waterproofing or curing and parting compounds, and membrane materials.

CONCRETE, STONE, AND OTHER MASONRY

Clean by grinding, sandblasting, or wire brushing to expose a sound surface free of contamination and laitance.

WOOD

New and weathered wood must be clean and sound. Scrape away loose paint to bare wood. Any coating that cannot be removed must be tested to verify adhesion of sealant or to determine an appropriate primer.

METAL

Remove scale, rust, and coatings from metal to expose a bright white surface. Remove protective coatings as well as any chemical residue or film. Aluminum window frames are frequently coated with a clear lacquer that must be removed before the application of NP 1™. Any coating that cannot be removed must be tested to verify adhesion of sealant or determine an appropriate primer. Remove any other protective coatings or finishes that could interfere with adhesion.

Priming

1. NP 1™ is generally considered a nonpriming sealant, but special circumstances or substrates may require a primer. It is the user's responsibility to check the adhesion of the cured sealant on typical test joints at the project site before and during application. Refer to product data sheet on Primer 733 or 766, and consult Technical Services for additional information.
2. For immersion applications, Primer 733 must be used.
3. Apply primer full strength with a brush or clean cloth. A light, uniform coating is sufficient for most surfaces. Porous surfaces require more primer; however, do not overapply.
4. Allow primer to dry before applying NP 1™. Depending on temperature and humidity, primer will be tack free in 15 – 120 minutes. Priming and sealing must be done on the same work day.

Application

1. NP 1™ comes ready to use. Apply by professional caulking gun. Do not open cartridges, sausages, or pails until preparatory work has been completed.
2. Fill joints from the deepest point to the surface by holding a properly sized nozzle against the back of the joint.
3. Dry tooling is recommended. DO NOT use soapy water when tooling. Tooling results in the correct bead shape, a neat joint, and maximum adhesion.
4. For roof tile applications apply a bead of Sonolastic® NP 1™ sufficient to make a bond between two tiles on the upper surface of the down slope tile. Install the upslope tile & press into the sealant bead to ensure good contact between the sealant and both tiles.

Clean Up

1. Immediately after use, clean equipment with Reducer 990 or xylene. Use proper precautions when handling solvents.
2. Remove cured sealant by cutting with a sharp-edged tool.
3. Remove thin films by abrading.

Curing Time

The cure of NP 1™ varies with temperature and humidity. The following times assume 75° F (24° C), 50% relative humidity, and a joint 1/2" width by 1/4" depth (13 by 6 mm).

Skins: overnight or within 24 hours

Functional: within 3 days

Full cure: approximately 1 week

Immersion service: 21 days

For Best Performance

- Do not allow uncured NP 1™ to come into contact with alcohol-based materials or solvents.
- Do not apply polyurethane sealants in the vicinity of uncured silicone sealants or uncured Sonolastic® 150 or 150 Tint Base.
- NP 1™ should not come in contact with oil-based caulking, uncured silicone sealants, polysulfides, or fillers impregnated with oil, asphalt, or tar.
- Protect unopened containers from heat and direct sunshine.
- In cool or cold weather, store container at room temperature for at least 24 hours before using.
- When NP 1™ is to be used in areas subject to continuous water immersion, cure for 21 days at 70° F (23° C) and 50% relative humidity. Allow longer cure times at lower temperatures and humidities. Always use Primer 733.
- Do not use in swimming pool or other submerged conditions where the sealant will be exposed to strong oxidizers. Avoid submerged conditions where water temperatures will exceed 120° F (50° C).
- Do not apply over freshly treated wood; treated wood must have weathered for at least 6 months.

- Substrates such as copper, stainless, and galvanized typically require the use of a primer; Primer 733 or 766 is acceptable. For Kynar 500 based coatings use Primer 733 only. An adhesion test is recommended for any other questionable substrate.
- UV exposure may cause white NP 1™ to discolor. This does not affect sealant performance; where maintaining a true white appearance is critical, use Ultra or Sonolastic® 150 sealants.
- NP 1™ can be applied below freezing temperatures only if substrates are completely dry, free of moisture, and clean. Contact Technical Service for more information.
- Lower temperatures and humidities will extend curing times.
- Pursuant to accepted industry standards and practices, using rigid paints and/or coatings over flexible sealants can result in a loss of adhesion of the applied paint and/or coating, due to the potential movement of the sealant. However, should painting and/or coating be desired it is required that the applicator of the paint and/or coating conduct on-site testing to determine compatibility and adhesion.
- Make certain the most current versions of product data sheet and MSDS are being used; call Customer Service (1-800-433-9517) to verify the most current versions.
- Proper application is the responsibility of the user. Field visits by BASF personnel are for the purpose of making technical recommendations only and not for supervising or providing quality control on the jobsite.

Health and Safety

NP 1™

Warning

NP 1™ contains Stoddard solvent and crystalline quartz silica.

Risks

May cause skin, eye or respiratory irritation. May cause dermatitis and allergic responses. Potential skin and/or respiratory sensitizer. Ingestion may cause irritation. Reports associate repeated or prolonged occupational overexposure to solvents with permanent brain, nervous system, liver and kidney damage.

INTENTIONAL MISUSE BY DELIBERATELY INHALING THE CONTENTS MAY BE HARMFUL OR FATAL.

Precautions

Keep container closed. Use only with adequate ventilation. Prevent contact with skin, eyes and clothing. Wash thoroughly after handling. Avoid breathing vapors. DO NOT take internally. Use impervious gloves, eye protection and if the TLV is exceeded or used in a poorly ventilated area, use NIOSH/MSHA approved respiratory protection in accordance with applicable Federal, state and local regulations.

First Aid

In case of eye contact, flush thoroughly with water for at least 15 minutes. SEEK IMMEDIATE MEDICAL ATTENTION. In case of skin contact, wash affected areas with soap and water. If irritation persists, SEEK MEDICAL ATTENTION. Remove and wash contaminated clothing. If inhalation causes physical discomfort, remove to fresh air. If discomfort persists or any breathing difficulty occurs or if swallowed, SEEK IMMEDIATE MEDICAL ATTENTION.

Refer to Material Safety Data Sheet (MSDS) for further information.

Proposition 65

This product contains materials listed by the State of California as known to cause cancer, birth defects and other reproductive harm.

VOC Content

NP 1™ contains 35g/L or 0.29 lbs/gal, less water and exempt solvents.

**For medical emergencies only,
call ChemTrec (1-800-424-9300)**

BASF Corporation Building Systems

889 Valley Park Drive
Shakopee, MN, 55379

www.BuildingSystems.BASF.com

Customer Service 800-433-9517
Technical Service 800-243-6739
29.4



LIMITED WARRANTY NOTICE: Every reasonable effort is made to apply BASF's existing standards both in the manufacture of our products and in the information which we issue concerning these products and their use. We warrant our products to be of good quality and will replace or, at our election, refund the purchase price of any product proved defective. Satisfactory results depend not only upon quality products, but also upon many factors beyond our control. Therefore, except for such replacement or refund, BASF MAKES NO WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY, RESPECTING ITS PRODUCTS, and BASF shall have no other liability with respect thereto. Any claim regarding product defect must be received in writing within one (1) year from the date of shipment. No claim will be considered without such written notice or after the specified time interval. User shall determine the suitability of its products for the intended use and assume all risks and liability in connection therewith. Any authorized change in the printed recommendations concerning the use of our products must bear the signature of the BASF Technical Manager.

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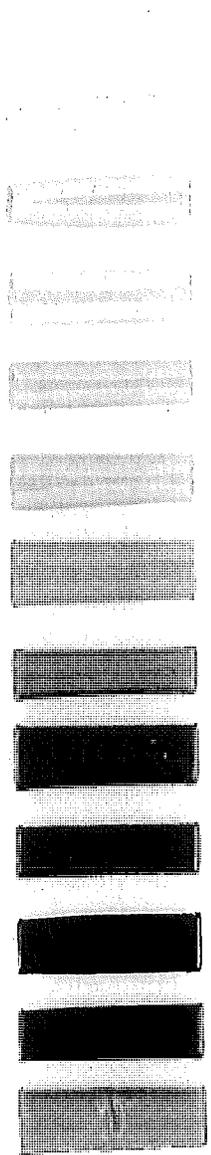
For professional use only. Not for sale to or use by the general public.

Attachment D



The Chemical Company

Sonolastic® NP 1 & NP 2*



White

Off White

Limestone

Anodized Aluminum

Tan

Stone

Aluminum Gray

Redwood Tan

Hunter Green

Medium Bronze

Special Bronze

Black

Tile Red

*Additional and custom colors for NP 2 are available.

Colors are typical. Field conditions may result in slight variations from that represented.

Form No. 1018181
© 2010 BASF



SIL-ACT™

DRI-TRETE WB

Alkyltrialkoxysilane/Siloxane



ADVANCED
CHEMICAL
TECHNOLOGIES, INC.

PERFORMANCE

SIL-ACT™ DRI-TRETE WB is a penetrating silane/siloxane water based emulsion treatment which causes concrete, masonry and many natural stones to become repellent to water, chloride and other waterborne contaminants and weathering elements, preventing the premature deterioration of parking decks, bridge decks, pavements and other types of concrete and masonry structures. Stops efflorescence, is mildew and fungus resistant, and protects against freeze thaw and acid rain damage. Performance testing makes SIL-ACT™ DRI-TRETE WB an excellent choice for projects requiring an emulsion application. The VOC is less than 300 g/L making it an excellent choice when low VOC is required.

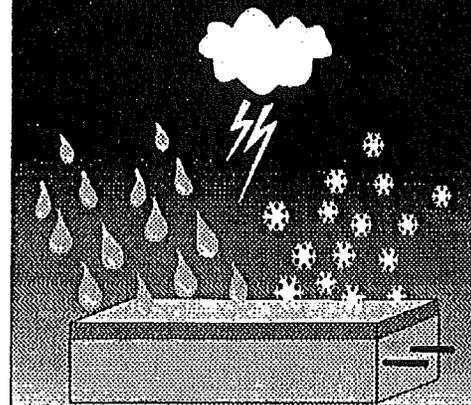
DURABILITY

SIL-ACT™ DRI-TRETE WB can be applied to the surface by low-pressure spray, brush, roller or squeegee. SIL-ACT™ DRI-TRETE WB chemically bonds with the substrate forming a penetrated layer below the surface that acts as a one-way filter. Water, chloride and other waterborne contaminants are repelled without restricting the substrates natural vapor permeability.

FLEXIBILITY

SIL-ACT™ DRI-TRETE WB is an effective treatment for new and existing cast-in-place concrete, precast concrete, prestressed concrete, architectural concrete, brick, masonry, cementitious mortars, stucco and many natural stones. Structures that can be treated include parking decks, bridges, commercial buildings, airport pavements, highways, cooling towers, stadiums and many other types of horizontal and vertical structures.

STOPS
WATER
CHLORIDE
WATERBORNE
CONTAMINANTS
PERFORMANCE TESTED



SIL-ACT's penetrated silane treatment layer stops water and salt intrusion into concrete, brick, masonry, and many types of stone without affecting natural vapor permeability.

High Performance
Economical

Easy to Use
Deep Penetration

TECHNICAL DATA

<i>Property</i>	<i>Test</i>	<i>SIL-ACT™ DRI-TRETE WB</i>
Active substances Specific Gravity Density VOC Content Flash Point	Method 24, ASTM D-5095 ASTM D 3278	Alkyltrialkoxysilane/siloxane 0.985 8.22 lb/gal < 300 g/L > 100C, 212F
Drying Time @ 70 F		2-4 hours
Water permeance of masonry	ASTM E-514	Percentage reduction of leakage of block wall >99%
Water repellency	ASTM C-140	95% reduction in water absorption
Yellowing		none
Efflorescence		Highly resistant
Surface appearance after cure		Unchanged

INSTALLATION

1. May darken certain substrates, apply test patch prior to application to general application to ensure compatibility, desired results and coverage rates.
2. Treatment is most effective when the surface to be treated is clean and dry. Remove dirt, dust, oil, grease, curing compounds, coatings, and other surface contaminants. waterblasting, sandblasting, or shotblasting may be required.
3. Do not proceed unless surface and air temperature is between 40 F and 110 F. Do not apply if frost, ice, or standing water are visible on the surface to be treated. Protect stored product from freezing.
4. Protect windows, metals, etc. from overspray. This product may leave a residue on glass, metal, and painted surfaces. If necessary, immediately clean overspray with a clean dry cloth, soap and water or alcohol. Protect plants and vegetation from overspray.
5. Apply to saturation. Allow spraying dispersion at low pressure, if necessary follow with broom or squeegee for even distribution.
6. Normal coverage rate between 40 and 700 square feet per gallon of the product depending on the substrate porosity and reactivity. Typical coverage rates (sq ft/gal): Brick (90-150), Concrete Block (40-125), Concrete (100-200), Stucco (60-110), Natural Stone (80-120), Polished Natural stone (500-700).
7. Clean equipment with water.
8. Partially used containers should be properly sealed and protected from contamination.

Advanced Chemical Technologies, Inc.

100 West Wilshire Blvd., Suite C-1

Oklahoma City, OK 73116

(800) 535-0433 (405) 843-2585 (405) 843-2596

NOTICE This brochure was prepared as an introduction to a product manufactured by Advanced Chemical Technologies, Inc. The information provided herein is based upon typical installation conditions and is believed to be reliable. However, due to the wide variety of possible intervening factors, Advanced Chemical Technologies, Inc. does not warrant the expected results to be obtained. Details concerning product specifications and warranty may be obtained from Advanced Chemical Technologies, Inc. Specifications are subject to change. Sale of subject system is limited to Advanced Chemical Technologies, Inc. and authorized applicator's conditions of sale including those limiting warranties and remedies.



Teton County

Emergency Management & Mosquito Abatement

Department Report 8/9-9/8/2013
Greg Adams, Coordinator/Director

Teton Creek Grant Project Update

Everything is ready to go and we should begin construction on Friday September 6th. The total amount spent on the project to date, (including our personnel time match) is \$102,320.21. 33% of the project tasks have been completed, along with 29% of our match obligations.

Projects Accomplished

On August 26th through the 30th a group of twelve first responder agency heads, County and City officials, as well as a representative from Huntsman Spring attended a planned events class at FEMA's Emergency Management Institute. In the class we learned about how to better prepare for planned events, how to prioritize what contingencies to plan for and what planned event ordinances should look like. We also began planning for next year's Celebrate America event at Huntsman Springs. At the class it was decided to create a joint County and Cities ordinance that will create a standard process for event organizers to not only inform the jurisdictions and response agencies of what will happen at the event, but also lead the event organizers through the planning process. I will be coordinating the creation of this with the jurisdictions and response organizations over the next few months. The class was a success and everyone who attended felt it was a great opportunity to better prepare our community.

In August the Mosquito Abatement District Board of Trustees created and adopted financial planning guidelines. They are attached to this report.

Future Projects

On September 25th we will have a Disaster Drill that will involve an airplane incident at the airport that causes many injuries and will require the middle school to evacuate. It will begin at 12:30 and go until about 4. We will have the EOC open for BOCC members, Mayors, and Public Information Officers. Let me know if you will be available to attend the event.

On September 28th the hospital is hosting a health fair again and I will have a booth there focusing on what the public should do to prepare for different disasters that our community is most susceptible to.

Future Appointments

9/5	ASPR meeting in IF 12-5
9/17	Exercise Practice Run 10-2
9/18	EMW in Rigby all day
9/24	Exercise planning meeting 6PM
9/25	Exercise 8-5
9/28	Health Fair 9-1
10/1	Teton County Radio/LEPC meeting 2:30-5



Teton County Mosquito Abatement District
Financial Planning Guidelines

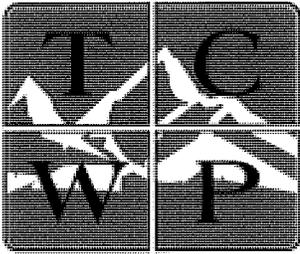
The following principles will be used to budget and expend District funds

1. Levy only what is necessary.
2. Reserve enough carryover money to finance October through December.
3. Build up contingency fund of 176k\$. See table for details.
4. Minimize co-mingling of expenses with other County functions.
5. Fund Director's active oversight and professional development in order to provide in-district knowledge and preparedness in the event of unforeseen contingencies.
6. Deal with other vector borne diseases if necessary, by special authorization of the Teton County Mosquito Abatement District Board of Trustees, not including agricultural pests.

Contingency Requirements

	When available	Reserve
<u>Catastrophe.</u> The public health mission of the District is to prevent disease. If there is major weather event outside the normal multi-decade range which explodes habitat or a sudden surge in cases, which is typical of a West Nile Disease outbreak, a reserve of <u>1/3 of the contract value (currently 250k\$)</u> should be immediately available to the District to protect the public. A sudden outbreak of vector borne disease such as Rocky Mountain Spotted Fever that might require, say, tick control would be another such event, which is within the District authorization.	March 1 through September 30	\$ 83,000
<u>Fiscal year carryover.</u> Contracts are written to the calendar year and income is primarily in January and June. To have money for this period, ¼ of the total expenses should be available at the start of the fiscal year.	October 1	\$63,000
<u>Contract.</u> If a dispute over the contract stopped mosquito control at the start of or during the mosquito season, County personnel might need to conduct operations. This money would be needed during or before the catastrophic contingency above and that contingency might serve this purpose. Since a dispute might be caused by a catastrophic need, an additional 10% of the total amount should be in reserve for this contingency.	March 1 through September 30	\$30,000

The required contingency is then \$113,000 during the mosquito season and \$63,000 at the start of the fiscal year. Typically the March-September contingency would not be used and could be used as Fiscal Year carryover, so it could then be recovered in the next revenue cycle. However, this would require a mid year appropriation to cover carryover. This is contrary to the purpose of a contingency fund. Because the District is budgeted on a yearly basis, the contingency including the carryover should be budgeted at the outset. The contingency fund should not be used as a slush fund for other unexpected expenses.



Teton County Weed & Pest Control District
P.O. Box 1852
7575 South Highway 89
Jackson, WY 83001

Phone: 307-733-8419

Fax: 307-733-0983
www.tcweed.org

Mosquito Hotline: 307-733-1896

July 26, 2013

Board of County Commissioners
150 Courthouse Drive
Driggs, ID 83422

Dear Board of County Commissioners,

A concerned citizen from Teton County, Idaho recently contacted our Board regarding concerns over topsoil being transported into Teton County, Wyoming from Idaho. The issue at hand was concern over whether or not this product was certified noxious weed free.

Prevention can be one of the most effective tools in an integrated noxious weed program and we wanted to touch base with you in regards to a Gravel Pit Certification program that the North American Invasive Species Management Association (NAISMA) and the Greater Yellowstone Coordinating Committee Noxious Weed Subcommittee have implemented in the last few years. This program is completely voluntary for pit operators/owners but is critical because many customers are starting to request gravel and top soil that is Certified Weed Free.

We would like to ask that you to join us in encouraging gravel and topsoil pit owners as well as landscapers on both sides of the Tetons to learn more about this program and participate. We have staff available to visit locations and certify pits, based on the NAISMA standards, free of charge. We will also be launching a campaign in 2014 to educate end users so that they can request certified product to help prevent unintentional introduction of invasive species on their property.

We appreciate your time and attention to this matter and your partnership. Working to control invasive species at the source, whether in Idaho or Wyoming, before the products are transported to new locations is critical for preserving wildlife habitat, protecting agricultural lands and saving residents time and money.

Sincerely,

John Becker
Chairman

Enclosed: Gravel Pit Certification Standards, Gravel Pit Certification Form

cc: Ben Eborn, University of Idaho Extension; Matt Voile, Idaho Department of Agriculture

Gravel pit minimum standards

Gravel/borrow area shall be free of those noxious weeds or undesirable plant species identified in the following list and those weeds declared noxious within the state of origin.

1. Gravel/borrow material shall be inspected in the State/Province of origin by proper officials or authority.
2. Gravel/borrow material shall also be inspected in the area of origin (area shall include, but not limited to, surrounding ditches, top soil piles, gravel/sand piles, fence rows, roads, easement, rights-of-way, working areas, storage areas, and a buffer zone surrounding the area.)
3. Gravel/borrow material shall be inspected prior to movement by the proper officials or authority.
4. Gravel/borrow area which contains any noxious weeds, or undesirable plant species, as identified in the following list, may be certified if the following requirements are met:
 - a. Area upon which the gravel/borrow material was mined was treated to prevent seed formation or seed ripening to the degree that there is no danger of dissemination of the seed, or any injurious portion thereof from such noxious weeds, or undesirable plant species, or the propagating parts of the plant are not capable of producing a new plant.
 - b. Noxious weed(s) or undesirable plant species was treated not later than rosette to bud stage, or boot stage for grass species.
 - c. Treatment method can include but is not limited to: 1) burning, 2) mowing, cutting or rouging, 3) mechanical methods, or 4) chemicals.
5. An inspection certificate shall document that the above requirements have been met based upon a reasonable and prudent visual inspection.

Minimum Guidelines for gravel/borrow material inspections:

The inspector will follow the following inspection procedures:

1. The entire border shall be walked or driven.
2. All storage areas, gravel/sand piles shall also be inspected and meet the standards.

3. Around all equipment, crushers, and working areas must be inspected to meet the standards.
4. Areas shall be inspected regularly at least twice a year in the growing season.
5. An inspector may not inspect gravel/borrow material of which said inspector has ownership or financial interest.

North American Weed Free Forage Certification Standards List

Absinth wormwood	<i>Artemisia absinthium</i>
Bermudagrass	<i>Cynodon dactylon</i>
Buffalobur	<i>Solanum rostratum</i>
Canada thistle	<i>Cirsium arvense</i>
Common burdock	<i>Arctium minus</i>
Common crupina	<i>Crupina vulgaris</i>
Common tansy	<i>Tanacetum vulgare</i>
Dalmatian toadflax	<i>Linaria dalmatica</i>
Diffuse knapweed	<i>Centaurea diffusa</i>
Dyers woad	<i>Isatis tinctoria</i>
Field bindweed	<i>Convolvulus arvensis</i>
Hemp (marijuana)	<i>Cannabis sativa</i>
Henbane, Black	<i>Hyoscyamus niger</i>
Hoary cress, (Whitetop)	<i>Cardaria spp)</i>
Horsenettle	<i>Solanum carolinense</i>
Houndstongue	<i>Cynoglossum officinale</i>
Johnsongrass	<i>Sorghum halepensis</i>
Jointed goatgrass	<i>Aegilops cylindrica</i>
Leafy spurge	<i>Euphorbia esula</i>
Matgrass	<i>Nardus stricta</i>
Meadow knapweed	<i>Centaurea pratensis</i>
Medusahead	<i>Taeniatherum caput-medusae</i>
Milium	<i>Milium vernale</i>
Musk thistle	<i>Carduus nutans</i>
Orange hawkweed	<i>Hieracium aurantiacum</i>
Oxeye daisy	<i>Chrysanthemum leucanthemum</i>
Perennial pepperweed	<i>Lepidium latifolium</i>
Perennial sorghum	<i>Sorghum almum</i>
Perennial sowthistle	<i>Sonchus arvensis</i>
Plumeless thistle	<i>Carduus acanthoides</i>
Poison hemlock	<i>Conium maculatum</i>
Puncturevine	<i>Tribulus terrestris</i>
Purple loosestrife	<i>Lythrum salicaria</i>
Quackgrass	<i>Agropyron repens</i>

Rush skeletonweed
Russian knapweed
Scentless chamomile
Scotch broom
Scotch thistle
Sericea Lespedeza
Silverleaf nightshade
Skeletonleaf bursage
Spotted knapweed
Squarrose knapweed
St. Johnswort
Sulfur cinquefoil
Syrian beancaper
Tansy ragwort
Toothed spurge
Wild oats
Wild proso millet
Yellow hawkweed
Yellow starthistle
Yellow toadflax

Chondrilla juncea
Centaurea repens
Matricaria perforata or *M. milaceum*
Cytisus scoparius
Onopordum acanthium
Lespedeza cuneata
Solanum elaeagnifolium
Ambrosia tomentosa
Centaurea maculosa
Centaurea virgata
Hypericum perforatum
Potentilla recta
Zygophyllum fabago
Senecio jacobaea
Euphorbia dentata
Avena fatua
Panicum miliaceum
Hieracium pratense
Centaurea solstitialis
Linaria vulgaris

(State) CERTIFICATION OF INSPECTION

NAGCS/ WDA-04-07

Date _____ / _____ / _____

Pit inspection history

NAGCS No. WY _____ / _____ / _____

_____ 1st year

_____ 2nd year

_____ 3rd year

_____ 4 or more years (specify)

STATE PERMIT # _____

_____ County Weed and Pest Control District. 307- _____ - _____

This certifies that the gravel pit described herein, has been inspected according to the NAWMA* certification standards. The objective of the program is to help prevent and slow the speed of the Designated Noxious Weeds by providing gravel/borrow material that is free* of the potential for transport and dispersal of listed weed species.

Operator _____ Phone: _____ - _____ - _____

Address _____ City _____ State _____ Zip _____

Pit Location _____ Acres inspected _____

Material description: (Sand/ Gravel/Rock/Top soil) _____

Level of certification:

A. _____ **EXCEEDS** requirements of the NAWMA certification standards and contains only the specified gravel/borrow material with **no** non-native plants noted.

B. _____ **MEETS** requirements of the NAWMA certification standards. This gravel/borrow material contains variable amounts of annual weeds and/or other weeds **not listed** as prohibited or noxious per NAWMA & State standards. (Weeds noted): _____

C. _____ **MINIMUM** requirements of the NAWMA certification standards are met. *This gravel/borrow material contains variable amounts of prohibited or noxious weed species which were immature, (no viable seed) when treated to prevent seed formation. These plant parts, although not usually desirable in the gravel/borrow material, are considered unable to begin new infestations. (Weeds noted): _____

Additional comments: _____

D. _____ **FAILED** Explanation _____

REQUIREMENTS

Gravel/borrow material must be certified to the NAMWA certification standards and inspected by proper officials. Inspection shall include, but not limited to, surrounding ditches, top soil piles, gravel/sand piles, fence rows, roads, easement, rights-of-way, working areas, storage areas and a buffer zone surrounding the area.

Certification shall be based on a reasonable and prudent visual inspection. This certification terminates on:

Date: _____ / _____ / _____.

Certified by: _____ Title _____

*NAWMA-North America Weed Management Association

***Disclaimer: Certified gravel/borrow material may have viable seeds from previous years. Plant seed can not be killed by registered pesticides. Certification consists of a prudent and visual inspection for that year (s) certification for this pit. Previous years may have had seed drop that can still be viable. This is a buyer beware program.**



1084 N. SKYLINE DR
IDAHO FALLS, ID 83402

MAILING ADDRESS
P.O. BOX 1814
IDAHO FALLS, ID 83403

August 28, 2013

OBI-2013-93

Teton County Idaho
150 Courthouse Drive, Room 117
Driggs, Idaho 83422

Attention: Tom Davis
Subject: Teton County Law Enforcement Center
Driggs, Idaho
Bid Recommendations

Dear Tom:

We have reviewed the bids opened on April 17, 2013 and August 27, 2013 and make the following recommendations:

- Trade Contract No. Trade Contract No. 15 Building Insulation, Moisture Barriers, and Fluid Applied Vapor and Moisture Barriers

Recommend award to Merlin's Insulation, LLC on their bid of \$68,258.00.

- Trade Contract Change Notification No. 22, Proposal Request No. 16

Recommend TCCO No. 22 to Merlin's Insulation, LLC for the deductive price of (\$54,958.00).

- Trade Contract No. 13 – Finish Carpentry, Wood and Metal Doors, Hollow Metal Door frames, Door Hardware, and Building Specialties (Installation Only)

Recommend award to Byron Beck Builders, Inc. on their low bid of \$32,800.00.

Please contact us with any questions.

Very truly yours,
ORMOND BUILDERS, INC.


Arden Smith
Project Manager

Trade Contract Change Notification

TCCO No. 22

TETON COUNTY, IDAHO

150 Courthouse Drive
Driggs, Idaho 83422

Ph: (208)354-8775
Fax: (208)354-8410

Date: August 26, 2013

To: Merlin's Insulation, LLC
1040 South Main Street
Pocatello ID 83204

Attention: Merlin Blad

Subject: Teton County Law Enforcement Center
Driggs, Idaho

Trade Contract No. 15

Trade Contract Change Order (TCCO) No. 22 dated August 26, 2013 has been accepted. This work includes:

Revise Trade Contract No. 15 Building Insulation to meet the revised scope of work as defined by JHS Architect's Proposal Request No. 16 dated August 23, 2013 and as follows:

- Delete exterior fluid applied membrane, complete.
- Provide R-19 friction fix batt insulation in all exterior 2x6 walls complete.
- Provide rim joist transition insulation per Proposal Request No. 16.
- Provide interior wall insulation at Room 201, 131, and 104 per Proposal Request No. 16.
- Provide insulation at mechanical room floor per Proposal Request No. 16.
- Provide insulation at holding cells 139, 140, and 143 per Proposal Request No. 16.

(Re: Merlin's Insulation, LLC quote dated August 26, 2013).

You are authorized to proceed with this work. Your contract value is adjusted as follows:

Increase your Trade Contract Value:	<u>\$-----</u>	Idaho sales/use tax included
Decrease your Trade Contract Value:	<u>\$ 54,958.00</u>	Idaho sales/use tax included

Authorized:

OWNER

Teton County, Idaho
150 Courthouse Drive
Driggs, Idaho 83422

By: _____
Kelly Park, Chairman

Printed Name: Kelly Park

Date: _____

cc: Accounting

Acknowledgment and Acceptance:

TRADE CONTRACTOR

Merlin's Insulation, LLC
1040 South Main Street
Pocatello ID 83204

By _____

Printed Name: Merlin Blad

Date: _____

Law Enforcement Center Contracts and Costs: Status on September 4, 2013

Trade Contract	Signed Contract on File	Description	Contractor	Low Bid Amount	C.O. #	Change Order Amount	Final Amount
1	x	Site & Building Excavation, etc.	Action Excavation LLC	71,000	1, 4	1,919	72,919
					1, 8	7,845	7,845
2	x	Chain Link Fences & Gates	Pro-Line Fence	8,245			8,245
3	x	Site & Building Concrete	JM Concrete Inc.	157,401			157,401
4		Unit Masonry	M.L. Masonry	161,000			161,000
5	x	Windows, storefront	Ard's Glass & Paint	104,980			104,980
6	x	Roof & flashing & metal siding	Smith Roofing & Siding	209,470	18	5,810	200,664
					19	-14,616	
7	x	Plumbing	Mathews Plmg & Htg Inc.	85,000	2	-845	84,155
8	x	HVAC, temp controls	Commercial Metal Works Inc	196,000			196,000
9	x	Electrical	Nelson Electric LLC	264,700	3	-46,020	231,385
					9	10,595	
					12	910	
					13	845	
					14	355	
10	x	Structural Steel	Steel West Inc.	47,000			47,000
11	x	Steel doors & hardware	Architectural Building supply	64,800			64,800
12	x	Rough carpentry & framing	K2 Builders	90,600			90,600
13		Finish carpentry	Byron Beck Builders	32,800			32,800
14	x	Architectural Wood Casework, Meta	Idaho Falls Cabinet	61,913			61,913
15		Building Insulation	Merlin's Insulation	68,258			68,258
16	x	Sectional Overhead Doors	BMC West	3,560			3,560
17	x	Wallboard, Plastering, Tile Ceiling	Standard Drywall Inc.	110,025			110,025
18	x	Ceramic Tile	Davis Tile Co. Inc.	13,320			13,320
19	x	Flooring, Tile & Flooring	Spectra Contract Flooring	50,000	20	-6,000	44,000
20	x	Paint & Vinyl Wall covering	Sharp's Professional Painting	36,168			36,168
21	x	Underground Landscaping	All American Yards Inc.	28,382			28,382
22	x	Wood Framing Materials	Idaho Pacific	116,262			116,262
23	x	Toilet Accessories	SBI Contracting Inc.	5,495			5,495
24	x	Lockers	SBI Contracting, Inc.	1,925			1,925
			TOTALS	\$1,988,304		-39,203	\$1,949,101
Trade Contracts + other Ormond expenses				\$2,425,236			0
Ormond Fee (includes ~\$5K for Jorg survey/matr testing)				168,599			168,599
Guaranteed Maximum Amount (GMA)				\$2,593,835		Total known costs included in GMA	\$2,117,700
NOT-IN-CONTRACT EXPENSES PAID TO DATE							
City of Driggs water hook-up fees							3,780
Buxton Avenue water line							15,000
City of Driggs water meter, valve & install							4,289
City of Driggs & Idaho DOT permits							300
SilverStar relocate aerial phone line & fiberoptic connection							5,134
Builders Risk Property Insurance							2,626
TOTAL PROJECT COSTS KNOWN TO DATE							\$2,148,829
ESTIMATED NIC EXPENSES STILL TO BE PAID BY COUNTY BUILDING FUND							
Courthouse/LEC fiberoptic (\$7,500 pd by ITD)							22,500
Generator modifications (see CO #9)							0
Generator re-location and re-connection (???)							5,000
Amount still due JHS Architects							55,000
Required art feature on corner							5,000
Relocate power line & bring 3-phase power to building							18,000
Antenna (estimated cost, assuming \$35K grants)							65,000
Moving Costs (included in FY 2014 budget)							93,000
New Office furniture & equipment (included in FY 2014 budget)							31,000
TOTAL KNOWN & ESTIMATED COSTS TO DATE							\$2,443,329

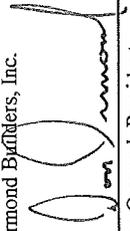
APPLICATION FOR PAYMENT

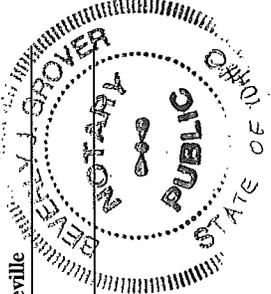
TO: Teton County Idaho PROJECT: Teton County Idaho Application No. 05 (Five)
 150 Courthouse Drive Room 117 Law Enforcement Building PERIOD TO: August 25, 2013
 Driggs, Idaho 83422 Driggs, Idaho

FROM: Ormond Builders, Inc.
 P.O. Box 1814
 Idaho Falls, ID 83403-1814

CHANGE ORDER SUMMARY		
Change Orders Approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL	0.00	0.00
Approved this Month		
Number	Date Approved	
01	11,332.00	
02	6,214.00	
TOTAL	17,546.00	0.00
Net change by Change Orders		17,546.00

1. INITIAL OWNERS'S BUDGET AMOUNT..... \$ 2,593,835.00
2. NET ADDITION <DEDUCTION> BY CHANGE ORDER..... \$ 17,546.00
3. REVISED OWNER'S BUDGET AMOUNT AS OF AUGUST 25, 2013..... \$ 2,611,381.00
4. TOTAL COMPLETED & STORED TO DATE..... \$ 840,724.13
5. RETAINAGE:
 - a. Work-in-Place 21,477.61
 - b. Stored Material 7,855.22
 Total Retainage Withheld \$ 29,332.83
6. TOTAL EARNED LESS RETAINAGE..... \$ 811,391.30
 (Line 4 less Line 5 Total)
7. LESS PREVIOUS PAYMENTS..... \$ 566,572.92
in claims to be approved Sept 9.
8. CURRENT PAYMENT DUE..... \$ 244,818.38
9. BALANCE TO FINISH, PLUS RETAINAGE..... \$ 1,799,989.70

Submitted: Ormond Builders, Inc.

 Don Ormond, President
 Date September 3, 2013



State of: Idaho County of Bonneville
 Subscribed and sworn to before me this 3rd day of September, 2013
 Notary Public: *Beverly J. Grover*
 My Commission expires: OCTOBER 15, 2018

Approved: Teton County
 By _____ Date _____

to: Teton County Idaho
 150 Courthouse Drive Room 117
 Driggs, Idaho 83422

Project: Teton County Idaho
 Law Enforcement Building
 Driggs, Idaho

Payment Application No. 05 (Five)

from: Ormond Builders, Inc.
 P.O. Box 1814
 Idaho Falls, ID 83403-1814

Period To: August 25, 2013

Company / Description of Work	Scheduled Value	Previous Applications	This Period	Materials Presently Stored	Total Completed and Stored To Date	Percent Complete	Balance To Finish	Retainage
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TRADE CONTRACTS

SITWORK

Action Excavation LLC	71,000.00	44,794.61	11,099.17		55,893.78	78.72%	15,106.22	2,794.69
TCCO 01								
a. Replace Exstg Unsuitable Material	\$22.00 / cu yd.	0.00	0.00		0.00		0.00	0.00
b. Excavate Exstg Unsuitable Material	\$12.50 / cu yd	0.00	0.00		0.00		0.00	0.00
TCCO 04 - Backfill @ Water Service Line	1,918.50	1,918.50	0.00		1,918.50	100.00%	0.00	95.92
TCCO 08 - Unsuitable Soil Materials	7,844.50	7,844.50	0.00		7,844.50	100.00%	0.00	392.22

LANDSCAPING

All American Yards, Inc.	28,381.50	0.00	0.00		0.00	0.00%	28,381.50	0.00
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FENCE & GATES

Pro-Line Enterprises LLC	8,245.00	0.00	0.00		0.00	0.00%	8,245.00	0.00
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BUILDING CONCRETE

JM Concrete, Inc.	157,401.00	129,550.00	22,250.00		151,800.00	96.44%	5,601.00	7,590.00
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WOOD FRAMING

K-2 Builders, Inc.	90,600.00	55,842.00	22,246.00		78,088.00	86.19%	12,512.00	3,904.40
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MILLWORK

Falls Cabinet & Millwork, Inc.	61,913.00	0.00	0.00		0.00	0.00%	61,913.00	0.00
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SINGLE PLY ROOFING

Smith Roofing and Siding LLC	209,470.00	0.00	0.00	78,442.00	78,442.00	37.45%	131,028.00	3,922.10
TCCO 11 - Siding Panel Changes	(5,305.00)	0.00	0.00		0.00	0.00%	(5,305.00)	0.00

To: Teton County Idaho
 150 Courthouse Drive Room 117
 Driggs, Idaho 83422

Project: Teton County Idaho
 Law Enforcement Building
 Driggs, Idaho

Payment Application No. 05 (Five)

From: Ormond Builders, Inc.
 P.O. Box 1814
 Idaho Falls, ID 83403-1814

Period To: August 25, 2013

Item No.	Company / Description of Work	Scheduled Value	Previous Applications	This Period	Materials Presently Stored	Total Completed and Stored To Date	Percent Complete	Balance To Finish	Retainage
	TCCO 18 - North Roof Insulation Board	5,810.00	0.00	0.00		0.00	0.00%	5,810.00	0.00
	TCCO 19 - Membrane Roofing Changes	(14,616.00)	0.00	0.00		0.00	0.00%	(14,616.00)	0.00
8	OVERHEAD DOORS BMC West Corporation	3,560.36	0.00	0.00		0.00	0.00%	3,560.36	0.00
9	ALUMINUM STOREFRONT / ENTRANCE Ard's Glass & Paint Co.	104,980.00	0.00	0.00		0.00	0.00%	104,980.00	0.00
0	CERAMIC TILE Davis Tile Co., Inc.	13,320.00	0.00	0.00		0.00	0.00%	13,320.00	0.00
1	CARPET Spectra Contract Flooring TCCO 20 - Carpet Tile @ Bldg Entries	50,000.00 (6,000.00)	0.00 0.00	0.00 0.00		0.00 0.00	0.00% 0.00%	50,000.00 (6,000.00)	0.00 0.00
2	GYPSUM DRYWALL Standard Drywall, Inc.	110,025.00	0.00	0.00		0.00	0.00%	110,025.00	0.00
3	PAINTING Sharp's Professional Paintings, Inc.	36,168.00	0.00	0.00		0.00	0.00%	36,168.00	0.00
4	PLUMBING Mathews Plumbing & Heating, Inc. TCCO 02 - Eye Wash Fixture @ Janitor #163	85,000.00 (845.00)	16,150.00 0.00	0.00 0.00		16,150.00 0.00	19.00% 0.00%	68,850.00 (845.00)	807.50 0.00
5	HVAC Commercial Metal Works, Inc.	196,000.00	9,886.00	0.00	78,662.39	88,548.39	45.18%	107,451.62	4,427.42

To: Teton County Idaho
 150 Courthouse Drive Room 117
 Driggs, Idaho 83422

Project: Teton County Idaho
 Law Enforcement Building
 Driggs, Idaho

Payment Application No. 05 (Five)

From: Ormond Builders, Inc.
 P.O. Box 1814
 Idaho Falls, ID 83403-1814

Period To: August 25, 2013

Item No.	Company / Description of Work	Scheduled Value	Previous Applications	This Period	Materials Presently Stored	Total Completed and Stored To Date	Percent Complete	Balance To Finish	Retainage
ELECTRICAL									
16	Nelson Electric, LLC	264,700.00	30,000.00	7,160.00		37,160.00	14.04%	227,540.00	1,858.00
	TCCO 03 - Value Engineering Changes	(46,020.00)	0.00	0.00		0.00	0.00%	(46,020.00)	0.00
	TCCO 09 - Emergency Generator Switch	10,595.00	0.00	0.00		0.00	0.00%	10,595.00	0.00
	TCCO 12 - Change Light Fixture Type	910.00	0.00	0.00		0.00	0.00%	910.00	0.00
	TCCO 13 - Temp Power Owner Shed	845.00	0.00	0.00		0.00	0.00%	845.00	0.00
	TCCO 14 - Doors 160 & 150A Switching	355.00	0.00	0.00		0.00	0.00%	355.00	0.00
SUPPLIERS									
STRUCTURAL STEEL									
17	Steel West, Inc.	47,000.00	44,000.00	0.00		44,000.00	93.62%	3,000.00	0.00
WOOD FRAMING									
18	Idaho Pacific Lumber Company, Inc.	116,262.01	116,262.01	0.00		116,262.01	100.00%	0.00	0.00
DOOR HARDWARE									
19	Architectural Building Supply	64,800.00	0.00	0.00		0.00	0.00%	64,800.00	0.00
TOILET PARTITIONS									
20	SBI Contracting, Inc.	5,495.00	0.00	0.00		0.00	0.00%	5,495.00	0.00
LOCKERS									
21	SBI Contracting, Inc.	1,925.00	0.00	0.00		0.00	0.00%	1,925.00	0.00

To: Teton County Idaho
 150 Courthouse Drive Room 117
 Driggs, Idaho 83422

Project: Teton County Idaho
 Law Enforcement Building
 Driggs, Idaho

Payment Application No. 05 (Five)

From: Ormond Builders, Inc.
 P.O. Box 1814

Idaho Falls, ID 83403-1814

Period To: August 25, 2013

Item No.	Company / Description of Work	Scheduled Value	Previous Applications	This Period	Materials Presently Stored	Total Completed and Stored To Date	Percent Complete	Balance To Finish	Retainage
REIMBURSABLE BUILDING EXPENSES									
22	April 2013	32,127.83	32,127.83	0.00		32,127.83	100.00%	0.00	0.00
23	May 2013	14,375.79	14,375.79	0.00		14,375.79	100.00%	0.00	0.00
24	June 2013	12,672.73	12,672.73	0.00		12,672.73	100.00%	0.00	0.00
25	July 2013	14,694.12	14,694.12	0.00		14,694.12	100.00%	0.00	0.00
26	August 2013	19,934.90	0.00	19,934.90		19,934.90	100.00%	0.00	0.00

CONSTRUCTION MANAGEMENT SERVICES

Ormond Builders, Inc.

27	Construction Management Fees	168,599.00	53,951.68	16,859.90		70,811.58	42.00%	97,787.42	3,540.58
28	CO #01 - Emergency Generator System	736.55	0.00	0.00		0.00	0.00%	736.55	0.00
29	CO #02 - Sloped Roof Areas Insulation	403.90	0.00	0.00		0.00	0.00%	403.90	0.00

UNALLOCATED BUILDING COSTS

30	Unallocated Building Costs	666,098.31	0.00	0.00		0.00	0.00%	666,098.31	0.00
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TOTALS 2,611,381.00 584,069.77 99,549.97 157,104.39 840,724.13 32.19% 1,770,656.87 29,332.83



Board of County Commissioners

RHCAP Grants Committee
State Office of Rural Health and Primary Care
PO Box 83720
Boise, Idaho 83720 - 0036

August 27, 2013

Dear RHCAP Committee Members,

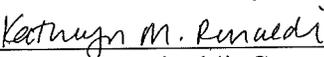
On behalf of the Board of County Commissioners of Teton County, Idaho, I'm writing in support of Teton Valley Health Care's \$35,000 Rural Health and Primary Care grant application to support chronic disease management.

The ongoing recession has had a serious impact on our community with several ramifications including: higher unemployment, fewer families and individuals with insurance, and people struggling with high deductibles. Upcoming changes in the delivery and reimbursement of healthcare have created confusion and in some instances, high probability that numerous people will be faced with more expensive insurance and healthcare costs. As a Board we charged with safeguarding our community and providing infrastructure to promote an adequate standard of living. The County also serves as the largest employer with the inclusion of the school district. As such, we're aware of the health challenges of our employees and citizens.

We support Teton Valley Health Care's grant application to offer support for people suffering from multiple chronic diseases. It's our hope that by offering specialized attention, education and coaching, we can help turn the tide on this demographics' status as frequent users of hospital ER services, medical clinic visits and escalating health problems.

Thank you for your thoughtful consideration.

Sincerely,
Teton County Board of County Commissioners



Kathryn M. Rinaldi, Commissioner

From: Paul Meigio [<mailto:pmeigio@co.bonneville.id.us>]
Sent: Friday, August 23, 2013 08:27 AM
To: Mary Lou Hansen; Teton JPO
Subject: district 7 jj suds executive committee MOA

Greetings,

I thought I had sent this out before to you a couple of weeks ago, but it may have been lost in an internet black hole. Our IT server has definitely been acting strange the last month or so. It is that time again to get signatures for the MOAs that pertain to the 7th judicial district executive committee. Each county has a commissioner that is on the committee as well as each juvenile judge in our area. The MOAs pertain to the independent assessor we use to conduct substance abuse assessments on the juveniles. The second MOA is the quality assurance person who monitors the independent assessors performance. These MOAs have been in existence for nearly two years. This is merely an update to extend the existing the MOA for another year. I have attached the MOAs for your review. I am more than willing to come to the commissioner hearing and present and answer any questions or if you just want to pass it through the normal fast track of approval. Either way is fine with me and it is really whatever is easy for you. Just let me know. If you do get signatures , you can fax or email just the signature sheets. No need to send the whole document back to me again. Thanks in advance.

Paul Meigio
District Seven SUDS Project Director & Underage Tobacco/Alcohol Coordinator
208-529-1350 ext 3612
Fax 877-376-3533

Certificate of Teton County Levies

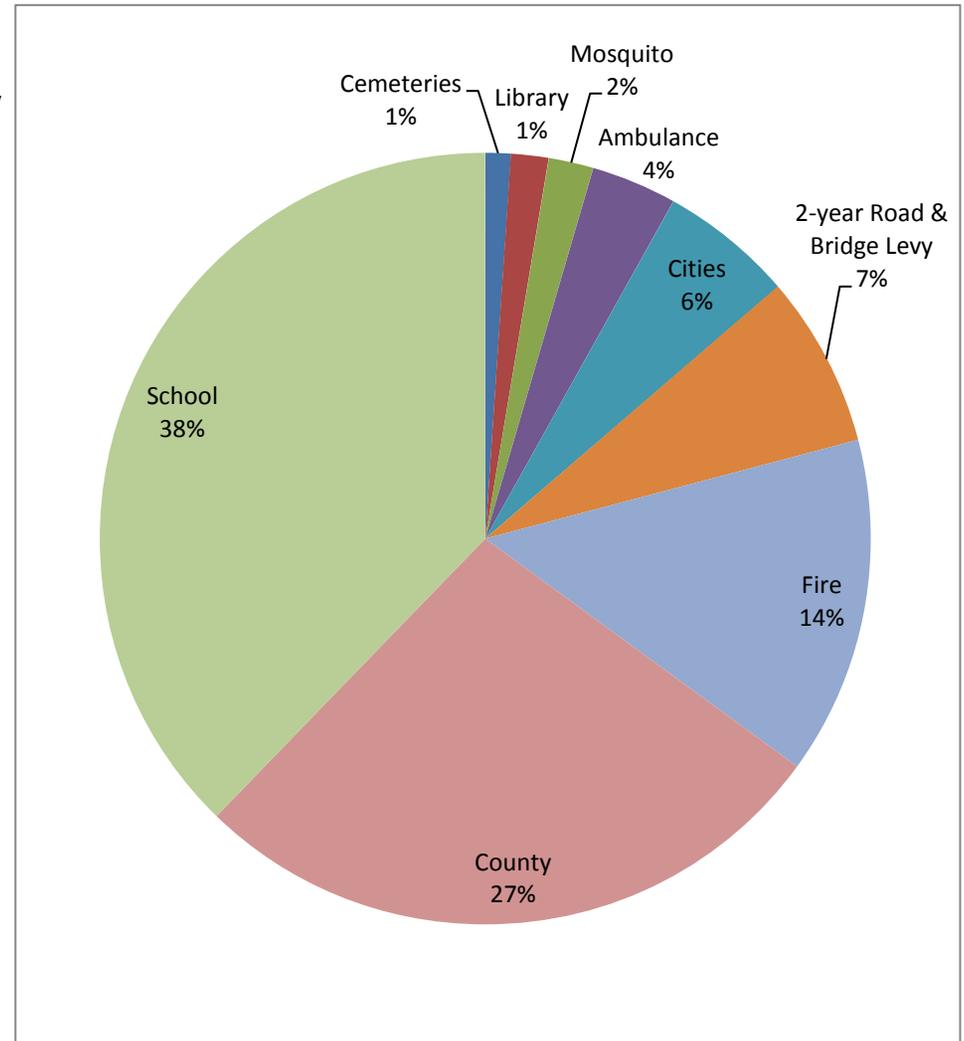
for the 2013 Tax Year (FY 2014)

	Total Amount to be Levied	Calculated 2013 Levy Rate
COUNTY		
Current Expense	\$3,079,599	0.002354099
District Court	\$377,605	0.000288648
Revaluation	\$116,800	0.000089284
Tort	\$116,607	0.000089136
Weeds	\$60,000	0.000045865
Fair	\$34,700	0.000026525
Sub-Total	\$3,785,311	0.002893557
County Road & Bridge Override	\$1,000,000	0.000749823
TOTAL	\$4,785,311	0.003643380
CITIES		
Driggs	\$398,062	0.002395588
Tetonia	\$24,777	0.002007410
Victor	\$354,485	0.003022037
SCHOOL DISTRICT		
Tort	\$27,634	0.000021124
Plant Facility	\$400,000	0.000299929
Bond - 1996	\$600,525	0.000459052
Bond - 2006	\$899,321	0.000687457
Supplemental	\$3,100,000	0.002324452
Emergency	\$221,600	0.000166161
TOTAL	\$5,249,080	0.003958175
AMBULANCE DISTRICT		
Teton County	\$498,434	0.000400000
CEMETERIES		
Bates	\$4,651	0.000098416
Cache-Clawson	\$18,610	0.000096639
Driggs-Darby	\$29,944	0.000077606
Haden	\$7,257	0.000196744
Victor-Cedron	\$86,610	0.000161021
FIRE DISTRICT		
Teton County	\$1,970,063	0.001595954
LIBRARY		
Valley of the Tetons	\$220,088	0.000168239
MOSQUITO ABATEMENT DISTRICT		
Teton County	\$261,637	0.000200000
TOTALS	\$13,909,009	
<i>I do hereby certify that the foregoing is a full and correct statement of all tax levies as determined by the Board of County Commissioners at a meeting held September 9, 2013.</i>		
Mary Lou Hansen, Clerk of Board of Commissioners Teton County, Idaho		

Teton County Property Tax Distribution for FY 2014 (Tax Year 2013)

	Total Budget*	Property Tax Portion of Budget	% of all Property Taxes Collected
Cemeteries	\$255,988	\$147,072	1.1%
Library	\$248,200	\$220,088	1.6%
Mosquito	\$309,172	\$261,637	1.9%
Ambulance	\$630,636	\$498,434	3.6%
Cities	\$8,682,916	\$777,324	5.6%
2-year Road & Bridge Levy	\$1,000,000	\$1,000,000	7.2%
Fire	\$2,766,063	\$1,970,063	14.2%
County	\$11,935,070	\$3,785,311	27.2%
School	\$15,871,934	\$5,249,080	37.7%
TOTAL	\$41,699,979	\$13,909,009	100%

**From L2 tax forms submitted to County Clerk*



9/9/2013 Commissioner Appointments to Volunteer Boards

A Commissioner must attend start of first meeting of new Board members to swear them into office.

FAIR BOARD – Three 4-Year Terms Need to Be Appointed

APPLICANTS

Ray Breckenridge	Term Expires 9/30/2013 Served since 2007	Ray Breckenridge
Elaine Johnson	Term Expires 9/30/2013 Served since 2010	Elaine Johnson
Shawn Miller	Term Expires 9/30/2013 Served since 2010	Patty Peterson
Harley Wilcox	Term Expires 9/30/2014	Katie Salisbury
Kari Moulton	Term Expires 9/30/2014	
Morgan Piquet	Term Expires 9/30/2015	
JR Wood	Term Expires 9/30/2015 (Chair)	

MOTION BY CHAIR: I move to appoint (*insert 3 names*) to the Teton County Fair Board, to serve a 3-year term beginning October 1, 2013 and expiring September, 30 2017.

Impact Fee Advisory Committee One 4-Year Term Need to Be Appointed

APPLICANTS

Jeff Potter	Term Expires 9/30/2013 Served since 2008	Anna Trentadue
Shon Kunz	Term Expires 9/30/2014 Served since 2008	
Lou Parri	Term Expires 9/30/2014 Served since 2008	
Ken Dunn	Term Expires 9/30/2015 Served since 2012	
Pete Moyer	Term Expires 9/30/2015 Served since 2008	
Ann Moyer	Term Expires 9/30/2016 Served since 2012	
Sarah Johnston	Term Expires 9/30/2016 Served since 2012	

MOTION BY CHAIR: I move to appoint (*insert name*) to the Teton County Impact Fee Advisory Committee, to serve a 4-year term beginning October 1, 2013 and expiring September, 30 2017.

If the Board is changing the number of members on the PZC to something other than the current 7 member commission, a motion is needed.

MOTION: I move to *increase/decrease* the Teton County Planning & Zoning Commission to (*insert #*) from the current 7-member commission as allowed by State and County code for the purpose of (*insert specific rationale*) and to appoint the following individuals to fulfill those positions (*insert names*).

Planning & Zoning Commission Two 3-Year Terms Need to Be Appointed

APPLICANTS

Bruce Arnold	Term Expires 9/30/2013 Served since Dec.2006	Bruce Arnold
Darryl Johnson	Term Expires 9/30/2013 Served since 2010	Bill Beckett
Chris Larson	Term Expires 9/30/2014 Served since 2011	David Breckenridge
Ryan Colyer	Term Expires 9/30/2014 Served since 2009	JoAnn Fullmer
Dave Hensel	Term Expires 9/30/2015 Served since 2008	Clint Grosse
Shawn Hill	Term Expires 9/30/2015 Served since 2010	Verdella Grout
Cleve Booker	Term Expires 9/30/2016 Served since 2012	Hyrum Johnson
8.		Joe Montesano
9.		Pete Moyer
10.		Marlene Robson
11.		Georgie Stanley

For the vacancies as of Oct. 1, 2013 (Bruce & Darryl):

MOTION BY CHAIR: I move to appoint (*insert two names*) to the Teton County Planning & Zoning Commission, to serve a 3-year term beginning October 1, 2013 and expiring September, 30 2016.



TETON COUNTY ADMINISTRATIVE POLICIES

Appointment of Board & Committee Members

Revision: 1
Date: 6/15/11
Original Issue Date: 12/28/09
Number of Pages: 1
Approved: BOCC

This policy is intended to standardize the process for the selection and appointments of members to serve on Boards and Committees appointed by the Board of County Commissioners (BOCC). This policy also standardizes the term expiration dates for such Boards and Committees. The following Boards and Committees are appointed by the Board of County Commissioners: Fair Board, Planning & Zoning Commission, Impact Fee Advisory Committee, Comprehensive Plan Committees, Mosquito Abatement District Trustees, Hospital Board of Trustees and Housing Authority Commission.

Central Location of Information Gathering and Recording. The office of the County Commissioners will be the central location of information gathering for all appointments. The BOCC office will maintain a database of all current board members, complete with date of appointment and term expiration date.

The office will coordinate advertising for all Board and Committee vacancies. Citizens interested in serving should read "Questions to Ask Yourself" before submitting a standard application to the BOCC office (see Attachments A and B). Advertising and recruitment will begin 2-3 months prior to the expiration of a regular term of office. Current Board and Committee members are encouraged to network and recruit new members, but should remember that all applications must be filed at the BOCC office.

Advertising or recruitment may not take place if Board/Committee members whose terms are expiring desire to serve another term, provided that: (1) The respective Board submits a written recommendation to the BOCC that the member be re-appointed; and (2) The Chairman of the BOCC wishes to re-appoint the current member.

If a vacancy occurs prior to the expiration of a term, it is at the discretion of the BOCC whether or not to advertise or to choose from a list of recent or recruited applicants.

Advertisements will use a standard template. A master file of all applications will be kept in the BOCC office for a reasonable time.

Recommendation. Upon the close of the advertising period, applications will be forwarded to the respective board chair for dissemination to their board members. The respective board should review the applications and provide a written recommendation to the BOCC. The recommendation should outline the general reasoning for the board's preference and include reference to specific skills, knowledge and/or experience possessed by the preferred candidate. Boards need to submit their recommendation within a reasonable time period in order for it to be considered by the BOCC.

Appointments. The BOCC will rely heavily on the recommendation of the respective Boards. However, all appointments are ultimately the responsibility of the Chairman of the BOCC and the Chairman may choose to appoint a candidate other than the person recommended by the respective board. The BOCC strives to appoint new members in time for them to attend at least one monthly meeting before their term begins. The BOCC minutes will reflect the applicant names and the motion for appointment will contain start date and length of term.

Notification of Applicants. Once a decision is made, the office of the BOCC will notify every applicant that an appointment decision has been made.

Term Expiration Dates. Within statutory limits, the terms of all board and committee members appointed by the BOCC are hereby declared to expire on September 30 of any given year. Recruitment activities will begin in June/July of the year with final decisions made in August/September.

Teton Valley Fair Board
235 S. 5th E.
Driggs, ID. 83422

Dear County Commissioners,

On the behalf of the Teton Valley Fair Board my recommendation to the Teton County Board of County Commissioners. Is to re-appoint Elaine Johnson and Ray Breckenridge, for a 4 year term and appoint Katie Salsbury for a 4 year term. At this time I feel that Elaine and Ray have more to give to the board due to their past experience. I think Katie has great ideas for the fair and has been involved in the fair and 4-H.

Thanks
JR Wood
Teton Valley Fair Board

Dave Hensel
Pzc chair
709-7380
dhensel@silverstar.com

Commissioners,

The current commission (less Darryl and Bruce) has the following characteristics:

1. 2 “Tetonia” unincorporated county residents
2. 2 “Driggs” unincorporated county residents
3. 1 “driector” unincorporated county resident
4. of these 5 individuals all except one actively make their living in the development/building business.
5. 1 individual is self employed, doing internet/tech related business
6. 3 of the individuals have served on local government boards or other planning and zoning boards
7. 1 individual was a professional planner

My recommendations are in descending order:

1. Bruce Arnold, I have worked with Bruce for 6 years on the pzc. He is knowledgeable, articulate, persuasive and level headed. I have a hard time envisioning a better voice for the traditional ag “large” property owners. He lives in the “Tetonia” unincorporated county area.
2. Georgie Stanley, Georgie lives on the south end of the County - “Victor doesn’t have any representation on our commission. She is a large property owner and has an organic farm on her property. She represents a different segment of our county’s “large” property owners. The pzc needs some female members.
3. Dave Breckenridge/Marlene Robson, I would be happy with either of these individuals. Both are large property owners, from long time ag families. Both live in the “Tetonia” unincorporated county area. I have known Dave for many years, since he served on the pzc previously. He strikes me as knowledgeable and thoughtful. Marlene I only know through contact at pzc meetings and community meetings. She is articulate and seems to be a good listener. She will have some work to do to “catch up”, but I have no reason to doubt she is willing to do the work. Either of these individuals would meet the criteria of giving the ag community another voice.
4. William Bennett, lives in the Tetonia area, but owns a small manufacturing business in Driggs. Seems like a reasonable person, and he brings the perspective of someone who moved here to start a business, and is now an employer paying good wages.
5. Hyrum Johnson, Hyrum is a resident of Driggs (we have no “city” representatives on the pzc. He is active in the local community (heads up the Driggs Urban renewal district). Downside is he is running for mayor and I am not sure if he wants 2 “part time” jobs. He does have a lot of energy and is good working in groups.

6. Clint Gross/Verdella Grout, I don't know Clint, only having talked with him once or twice, I don't know Verdella at all. They live in Driggs, while all the other remaining applicants are from the "Tetonia" area, an area pretty heavily represented considering the population demographics of the county.

As chair of the pzc, I am not in favor of increasing the commission to 11 people. I believe that it will make deliberations and decisions take a significantly longer time, as I give all my commissioners time to state their views and argue them. However that is your call, I respectfully recommend that you keep in mind "equal" representation for Teton County's 3 districts and applauded you for seeking a diverse pzc.

Concerning the IFAC board; I recommend Anna Trentadue. I realize that Ms. Tentadue has some "baggage", but having listened to her many times testifying on behalf of VARD I know that she is very knowledgeable, articulate and even though I and the other pzc members often disagree with her point of view, her comments are always worthy of consideration. I think she would add positively to the IFAC board.

Thank you for taking the time to review my comments.

Sincerely,

Dave



U. S. DEPARTMENT OF COMMERCE

Economic Development Administration
915 Second Avenue, Room 1890

Seattle, WA 98174

Fax: 206.220.7669

Voice: 206.220.7660

In reply refer to:

Investment No.: 07-01-06932

August 15, 2013

Mr. Ted Hendricks
Manager, Community and Economic Development
East Central Idaho Planning and Development Association, Inc.
299 East 4th North
Rexburg, ID 83440

Dear Mr. Hendricks:

I am pleased to inform you that the Department of Commerce's Economic Development Administration (EDA) has approved your application for a \$1,521,000 EDA investment to renovate a building to serve as the Teton County Professional Technical Education and Business Center in Driggs, Teton County, Idaho.

Enclosed are three signed copies of the Financial Assistance Award. Your agreement to the terms and conditions of the award should be indicated by the signature of your principal official on each of the signed copies of the Financial Assistance Award. Two of the executed copies should be returned to A. Leonard Smith, Regional Director, EDA Seattle Regional Office, 915 Second Avenue, Room 1890, Jackson Federal Building, Seattle, Washington 98174. If not signed and returned within 30 days of receipt, EDA may declare the Award null and void.

Please do not make any commitments in reliance on this award until you have carefully reviewed and accepted the terms and conditions. Any commitments entered into prior to obtaining the approval of EDA in accordance with its regulations and requirements will be at your own risk.

EDA's mission is to lead the Federal economic development agenda by promoting innovation and competitiveness, preparing American regions for growth and success in the worldwide economy. EDA implements this mission by making strategic investments in the nation's most economically distressed communities that encourage private sector collaboration and creation of higher-skill, higher wage jobs. EDA investments are results driven, embracing the principles of technological innovation, entrepreneurship and regional development.

I share your expectations regarding the impact of this investment and look forward to working with you to meet the economic development needs of your community.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Leonard Smith".

A. Leonard Smith
Regional Director

Enclosures

GRANT COOPERATIVE AGREEMENT

FINANCIAL ASSISTANCE AWARD

AWARD PERIOD
From date of approval shown below
through 60 months

RECIPIENT NAME East Central Idaho Planning and Development Association, Inc.	AWARD NUMBER 07-01-06932
STREET ADDRESS 299 East 4th North	FEDERAL SHARE OF COST \$ 1,521,000
CITY, STATE, ZIP CODE Rexburg, ID 83440	RECIPIENT SHARE OF COST \$ 1,279,000
AUTHORITY 42 U.S.C Section 3141, et seq. Public Works and Economic Development Act, as amended by Public Law 108-373.	TOTAL ESTIMATED COST \$ 2,800,000

CFDA NO. AND PROJECT TITLE
11.300 Public Works and Economic Development Facilities Program

BUREAU	FUND	FCFY	PROJECT-TASK	ORGANIZATION	OBJECT CLASS
20	40	13	00	07	41 10 00

This Award approved by the Grants Officer is issued in triplicate and constitutes an obligation of Federal funding. By signing the three documents, the Recipient agrees to comply with the Award provisions checked below and attached. Upon acceptance by the Recipient, two signed Award documents shall be returned to the Grants Officer and the third document shall be retained by the Recipient. If not signed and returned without modification by the Recipient within 30 days of receipt, the Grants Officer may unilaterally terminate this Award.

- Department of Commerce Financial Assistance Standard Terms and Conditions (March 2008)
- Special Award Conditions
- Line Item Budget - ED-508
- 15 CFR Part 14, Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, Other Nonprofit, and Commercial Organizations
- 15 CFR Part 24, Uniform Administrative Requirements for Grants and Agreements to State and Local Governments
- OMB Circular A-21, Cost Principles for Educational Institutions
- OMB Circular A-87, Cost Principles for State, Local, and Indian Tribal Governments
- OMB Circular A-122, Cost Principles for Nonprofit Organizations
- 48 CFR Part 31, Contract Cost Principles and Procedures
- OMB Circular A-133, Audits of States, Local Governments, and Nonprofit Organizations
- Other(s): EDA Standard Terms and Conditions for Construction Projects, Dated 3/12/2013

SIGNATURE OF DEPARTMENT OF COMMERCE GRANTS OFFICER <i>A. Leonard Smith</i>	TITLE Regional Director	DATE August 15, 2013
TYPED NAME AND SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL <i>Rod Bitsoi</i>	TITLE ECIPDA Board President	DATE 8/23/13



Ted Hendricks
East-Central Idaho Development Company
299 East 4th North
Rexburg, ID 83440
Phone: (208) 356-4525, Ext. 312
Fax: (208) 356-4544
Mobile: (208)390-4524
E-Mail: ted.hendricks@ecipda.net

Mr. Leonard Smith
U.S. Department of Commerce
Economic Development Administration
915 Second Avenue, Room 1890
Seattle, WA 98174

Dear Leonard,

Thank you so much for your support toward the establishment of our Professional Technical Education Training and Business Center in Teton County and Driggs, Idaho. We know this would not have been possible without your strong support. We are excited to finally have this project funded and moving toward a successful completion. It will provide a significant economic development tool for the ED District as well as Teton County. This truly is a highlight for East Central Idaho Planning and Development Association.

Enclosed are the two executed copies of the financial assistant award letters signed by our Board President, Rod Bitsoi.

Thanks again for all of your support and the help that your staff gave. Rick Trembley was instrumental as was Richard Brendt, Stan Good and Richard Manwaring. We appreciate EDA and all that your efforts accomplish.

Sincerely,

Ted Hendricks
Community and Economic Development Manager

Enc.

cc: Richard Tremblay

Ford Garage could house college, business incubator

Nate Sutherland
Post Register

An incoming business complex in Driggs promises to create 100 local jobs and serve as a home to professional-technical education classes, thanks in part to a \$1.5 million grant from the U.S. Commerce Department.

The Teton County Professional Technical Education and Business Center will provide workforce training and college courses for potentially hundreds of residents annually.

The complex also is expected to generate \$850,000 in private investments over the course of several years, according to officials with The Development Company in Rexburg. TDC is a combination of the East-Central Idaho Planning and Development Association and the East-Central Idaho Development Company. The non-profit is an association of local governments and community organizations and private enterprises.

The facility is housed inside The Development Company-owned Old Ford Garage at 1420 N. Highway 33.

The Development Company received the grant Wednesday. The money will be used to renovate the two-story, 20,000-square-foot building, bring it up to code and repair the heating and ventilation system. The building, which has held myriad businesses, was damaged by fire in 2009.

Doug Self, Driggs' community development director, said he would be meeting with Hendricks next week.

The facility will be a "business incubator," for small start-up businesses to locate, said Ted Hendricks, community and economic development director for TDC.

The Development Company supports small business ventures within nine eastern Idaho counties by providing technical assistance, fixed-asset financing and

"Our charter is to ... build the economy and provide economic development tools for eastern Idaho communities," Hendricks said. "We feel there is a need ... and this new center will foster economic development, growth and opportunities for business in the Teton Basin."

The facility will accommodate seven to 10 small businesses. Construction will start in early 2014, Hendricks said. Officials plan to open the facility in spring 2015.

Businesses that start in incubator centers are, on a national average, 85 percent more likely to succeed after leaving the facility, Hendricks said. Business that don't use the support system are more likely to fail.

The college will rent a portion of the new facility as classrooms, labs and shops, EITC President Steve Albiston said. The college will hire adjunct faculty locally to teach students. Classes also will be taught via webcast or by commuter teachers.

EITC officials don't know which programs will be offered, but Albiston suspects the offerings will include adult basic education, wilderness rescue and light manufacturing courses.

EITC already offers courses in Driggs. This facility will expand operations and provide local students with better access to EITC's online remote-education EduCloud network. The facility may also be used to offer coursework to local high schools and possibly to hold summer science camps. Driggs City Council President George Mosher is thrilled the project is moving forward.

"Our goal was to offer something to our high school graduates as continuing education here in the valley," Mosher said. "Hopefully this connection will spur (graduates) on to continue their education (at) community colleges or four-year schools."

-Ken Levy of the Teton Valley News also

Treating You Right



A Clinic of St. John's

- Primary care for adults and
- Care for injuries and illness
- Lab and x-ray services
- School and influenza imm

Staff Physicians:

Scott Thomas, MD

Visiting Specialists:

Angus "Gus" Goetz, DO - Orthopa
William Ramsey, MD - Ophthalmic
Karson Howard, DPM - Podiatry
Kert Howard, DPM - Podiatry

Mon - Fri: 8:30 am - 6:30 pm
Appointments and Walk-ins

208 354 4757

Turn at Broken Spur store, north c

852 Valley Center Drive 4peaks.te

TETON VALLEY MOUNTAIN RENDEZVOUS

we would like to thank
the following people
for helping us make
our 1st year a success:



OUR SPONSORS:

City of Victor	Phillips 66 (Victor)	Sign It Now
Idaho Travel Council	Craig Sherman/ Subway	Heimerl Law Firm
Teton Valley Chamber of Commerce	Simply Taken	Aslin Lock & Alarm
Valley Citizen	Photography	Guns & Gear LLC
		Teton Valley Auto

OUR VOLUNTEERS:

Arnold Abey	Susan Czapski	Deb Loudenslager	Ron Burnside
Jason Hammond	Craig Sherman	Jessie Loudenslager	Jay Burnside
Dan Markgard	Rob Heuseveldt	John Loudenslager	Austin Parsons
Chuck Melichair	Hyrum Heuseveldt	Thomas Heuseveldt	Dakota Parsons
Robert Ross	Thomas Heuseveldt	Jarom Heuseveldt	Randy Thomas
Charles Parsons	Becky Maness	Daniel Maness	Nate Beard
Milisa West	Daniel Maness	Gerry Flores	Bryce Beard
Debra Parsons	Lee Hunsaker	Joanna Porter	Bill Knight
Lee Hunsaker	Cari Golden	Mia Marcum	Dawn Davis
Cari Golden	Scott Golden	Ruthanna Bagley	Daniel Davis
			Doug Aslin

OUR LOCAL TALENT:

Wayne Maness	Vallee Wells	Ted Kasper	Latino Dancers
Booshway -	Lil' Grizz	Walks Far	Starwalker
Two Jacks & Family	John Jolley	Crooked Tail	Bear Bait
Segundo -	Missing Link	Elk Pipe	Mountain Momma
Hair of the Bear & Family	Coyote Jack	Big Timber	He who moves Mountains
	Maurice	Moon Woman	

OTHER CONTRIBUTORS:

Jim Hardee • All our modern vendors • Community Foundation of Teton Valley
Gateway Chevrolet • Voorhees Sanitation • Port-o-Potties

commissioner Sid Kunz as to how he manages roadway projects, he encouraged commissioners Kathy Rinaldi, Kelly Park and Kunz to stop in his office and discuss projects they would like to see happen or communicate about the direction of ongoing projects.

Mazalewski also asked board members to bring specific questions about projects to him in order to prepare and avoid being blindsided in public meetings.

"I treat the board and public with respect," he said. "I don't always get

treatment, they just want good roads. Kunz asked Mazalewski Thursday how roads in the county that connect farms to market could be prioritized for graveled. Kunz said when county members ask him he has no answer for them.

"They are county residents and they pay taxes. I think at some point we need to address that," Kunz said.

Mazalewski said he would like Kunz to look at a map of the county with him and determine which roads the farms are on that need to be looked at.

Valley Citizen 8/21/2013

Old Ford Garage gets \$1.5M facelift

years to secure the grant. Currently, the association is courting the Eastern Idaho Technical College in Idaho Falls to host satellite classes at the facility.

"Nothing is pinned down yet," Miller said of the Technical School's commitment. "We are looking into providing light manufacturing space and business offices. It's an incubator facility."

Miller said plans to renovate the 20,000-square-foot, two-story building will be drawn up this fall and winter with construction bids likely going out spring 2014. Ideally, the facility would be ready by next fall.

The building has been home to several operations including the Spud Institute, a joint venture between the City of Driggs and part time resident Dawn Wells, best known as Mary Ann on Gilligan's Island. The building was later used to house other businesses through the East Central Idaho Planning and Development Association until a fire in 2009 damaged the facility. Although arson was never ruled out, the investigation remains open by the Teton County Fire District.

Driggs Mayor Dan Powers said this week that the grant is boon for the city.

"It's a great step in the right direction," said Powers.

Development company courts technical school

By Jeannette Boner

With a \$1.5 million grant, the Old Ford Garage just north of Driggs may see collegiate classrooms, light manufacturing space and business offices as soon as next fall.

Last Wednesday, the U.S. Secretary of Commerce announced that the Department's Economic Development Administration was awarding the \$1.5 million grant to East Central Idaho Planning and Development Association, Inc., of Rexburg. The grant is to be used to establish the Teton County Professional Technical Education and Business Center. The news release said the investment is expected to help create 100 jobs and generate \$850,000 in private investment, according to grantee estimates.

Rich Miller with the East Central Idaho Planning and Development Association said on Tuesday that the association, who owns the building in Driggs, has been working for three

Public Hearing - 4:00pm

Proposed Amendment to Teton County Zoning Ordinance

Title 8: Amendments are being proposed to Title 8, the Teton County Zoning Ordinance, that would change Chapter 2: Definitions and Chapter 4: Base Zoning Regulations as they pertain to Storage Yard, Salvage Yard, and Junk Yard. Applicant is Teton County Prosecutor, Kathy Spitzer.

CHAPTER 2 Definitions

ANTIQUE: A unique object of personal property that is not less than 50 years old and has special value primarily because of its age.

COLLECTIBLE: An object of personal property that has special value primarily because of its unique characteristics and the high level of demand for the object.

JUNK: Old or scrap metal, rope, rags, batteries, paper trash, rubber, refuse, rubbish, debris, waste, dismantled or wrecked vehicles and automobiles or parts thereof, iron, steel and other old or scrap ferrous and nonferrous material or any matter having no substantial market value as a whole, which is exposed to the elements and is not enclosed in any structure or otherwise concealed from public view.

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STORAGE YARD: ~~The keeping of junk material, merchandise or vehicles in the same location for an extended period of time.~~ This definition appears twice in Chapter 2 – delete both.

CHAPTER 4 Definitions

JUNKYARD: ~~Any place where junk, or any item that is not operational, not able to be used for its intended purpose, or not directly associated with the upkeep of the particular property or residence upon which it is located, is deposited, held, kept, or stored outdoors, whether for the purpose of resale, for the purpose of reclaiming for use some or all of the materials therein, for the purpose of disposing of the same, or for any other purpose. Items used in a bona fide agricultural operation, antiques and collectibles as defined herein, are excluded from this definition. Notwithstanding the above, in the case of vehicles, no property shall have more than three (3) vehicles (including inoperable off-road or over snow vehicles) that are unlicensed or not in operating condition, visible from any portion of a public highway, private subdivision road, or abutting residential structure, unless the property is properly permitted as a junkyard. The term "junkyard" shall not include any County-operated landfills, recycling or collection facilities,~~

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Deleted: Any place of outdoor storage or deposit which presently is, or has been previously developed as a location used for the storing or keeping of junk.

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Deleted: These locations are on properties not zoned for commercial or manufacturing uses and no County land use permit has ever been issued in connection with the junk storage. The junk materials may or may not have been the subject of commercial activity. In addition to miscellaneous junk materials, a small scale, non-conforming junkyard may have storage of four or more junk motor vehicles that are visible from any portion of a public highway, private subdivision road, or abutting residential structure. (amd 04-11-2013)

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~~STORAGE YARD: The long term outside storage of certain materials or equipment in the same location for a time period of longer than nine months. Items used in a bona fide agricultural operation are excluded from this definition. Materials stored in a storage yard often include, but are not limited to, the following: 1) useable and/or inoperable equipment or material that is not directly associated with the upkeep of the property or residence; or 2) merchandise; or 3) three or more unlicensed highway vehicles; or 4) any combination of two or more inoperable off road or over snow vehicles. (amd 04-11-2013)~~

SALVAGE YARD: ~~Any location where waste or scrap materials are stored, bought,~~

sold, accumulated, exchanged, packaged, disassembled or handled, including scrap metal, other scrap material or for the dismantling, demolition appliances, papers, rags, tires, and bottles, etc., or any parts thereof.

CONSTRUCTION/ GENERAL CONTRACTOR: A person who earns an income from any of the activities commonly referred to as construction and shall include clearing and grubbing, excavation, foundation work, framing, finish carpentry, hardwood flooring, sheetrock, painting, cabinets, plumbing, heating, wiring, roofing, siding, interior construction or remodeling, insulating, exterior construction, repair, concrete, tile, log work, stone/brick work, landscaping, installing pools/hot tubs, demolition, road building, paving, and utility installation, plus maintenance of the above. A contractor's residence may include an on- site storage area; however, a contractor's outdoor storage area shall not include inoperable vehicles, junk, or any equipment not related to the contractor's business.

Land Use Chart -- Replace Salvage Yard with Junkyard under Manufacturing uses as a CUP in A-20 and M-1. Remove Salvage Yard, Storage Yard, Junkyard-Commercial.

Remember -- if an item doesn't belong outside or is not being used for its intended purpose, it may still be stored in an enclosed structure such as a shed, garage or home.

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CHAPTER 2 Definitions

ADD “antique” and “collectible”:

ANTIQUÉ: A unique object of personal property that is not less than 50 years old and has special value primarily because of its age.

COLLECTIBLE: An object of personal property that has special value primarily because of its unique characteristics and the high level of demand for the object.

CHANGE “Junk” to:

JUNK: Old or scrap metal, rope, rags, batteries, paper trash, rubber, refuse, rubbish, debris, waste, dismantled or wrecked vehicles and automobiles or parts thereof, iron, steel and other old or scrap ferrous and nonferrous material or any matter having no substantial market value as a whole, which is exposed to the elements and is not enclosed in any structure or otherwise concealed from public view.

DELETE “Storage Yard”:

~~STORAGE YARD: The keeping of junk material, merchandise or vehicles in the same location for an extended period of time. This definition appears twice in Chapter 2 – delete both.~~

CHAPTER 4 Definitions

DELETE Junkyard-Commercial, Junkyard-Non-Conforming, Storage Yard, Salvage Yard:

~~JUNKYARD COMMERCIAL: Includes salvage yards or vehicle graveyards, and any place of outdoor storage or deposit that is maintained, operated or used in connection with a business for storing, keeping, processing, buying or selling junk or as a scrap metal processing facility. It does not mean a repair garage or impound yard where wrecked, ticketed, abandoned, or disabled motor vehicles are stored for less than 90 days. The term does not include a regulated private garbage dump or a sanitary landfill that is in compliance with any applicable state regulation.~~

~~JUNKYARD NON-CONFORMING: Any place of outdoor storage or deposit which presently is, or has been previously developed as a location used for the storing or keeping of junk. These locations are on properties not zoned for commercial or manufacturing uses and no County land use permit has ever been issued in connection with the junk storage. The junk materials may or may not have been the subject of commercial activity. In addition to miscellaneous junk materials, a small scale, non-conforming junkyard may have storage of four or more junk motor vehicles that are visible from any portion of a public highway, private subdivision road, or abutting~~

residential structure.

~~STORAGE YARD: The long term outside storage of certain materials or equipment in the same location for a time period of longer than nine months. Items used in a bona fide agricultural operation are excluded from this definition. Materials stored in a storage yard often include, but are not limited to, the following: 1) useable and/or inoperable equipment or material that is not directly associated with the upkeep of the property or residence; or 2) merchandise; or 3) three or more unlicensed highway vehicles; or 4) any combination of two or more inoperable off road or over snow vehicles. (amd 04-11-2013)~~

~~SALVAGE YARD: Any location where waste or scrap materials are stored, bought, sold, accumulated, exchanged, packaged, disassembled or handled, including scrap metal, other scrap material or for the dismantling, demolition appliances, papers, rags, tires, and bottles, etc., or any parts thereof.~~

ADD “Junkyard”:

JUNKYARD: Any place where junk, or any item that is not operational, not being used for its intended purpose, or not directly associated with the upkeep of the particular property or residence upon which it is located, is deposited, held, kept, or stored outdoors, whether for the purpose of resale, for the purpose of reclaiming for use some or all of the materials therein, for the purpose of disposing of the same, or for any other purpose. Items used in a bona fide agricultural operation, antiques and collectibles as defined herein, are excluded from this definition. Notwithstanding the above, in the case of vehicles, no property shall have more than three (3) motor vehicles (including inoperable off-road or over snow vehicles) that are unlicensed or not in operating condition, visible from any portion of a public highway, private subdivision road, or abutting residential structure, unless the property is properly permitted as a junkyard or vehicle repair or body shop. The term "junkyard" shall not include any County-operated landfills, recycling or collection facilities.

REPLACE “CONSTRUCTION/ GENERAL CONTRACTOR” with:

CONSTRUCTION/ GENERAL CONTRACTOR: A person who earns an income from any of the activities commonly referred to as construction and shall include clearing and grubbing, excavation, foundation work, framing, finish carpentry, hardwood flooring, sheetrock, painting, cabinets, plumbing, heating, wiring, roofing, siding, interior construction or remodeling, insulating, exterior construction, repair, concrete, tile, log work, stone/brick work, landscaping, installing pools/hot tubs, demolition, road building, paving, and utility installation, plus maintenance of the above. A contractor’s residence may include an on- site storage area; however, a contractor’s outdoor storage area shall not include inoperable vehicles, junk, or any equipment not related to the contractor’s business.

Current definition reads: ~~A person engaged in any of the activities commonly referred to~~

~~as construction and shall include clearing and grubbing, excavation, foundation work, framing, plumbing, heating, wiring, roofing, siding, interior construction or remodeling, insulating, exterior construction, repair, stone/brick work, landscaping, installing pools/hot tubs, demolition, road building, paving, and utility installation, plus maintenance of the above. A contractor's residence may include an on-site storage area, subject to the provisions and restrictions of Table 8-4-1 and Section 8-6 of Title 8. A contractor's outdoor storage area does not include vehicles, junk material, or any equipment not related to the contractor's business.~~

Chapter 4 - Land Use Table

Add "Junkyard" under Manufacturing uses as a CUP in the C-3 and M-1 zones.

Remove Salvage Yard, Storage Yard, Junkyard-Commercial and Junkyard-Non-Conforming from the chart.

Public Hearing - 4:05pm

4:05 pm Proposed Amendment to Teton County Zoning

Ordinance Title 8: Amendments are proposed that would eliminate the Board of Adjustment and allow the Planning and Zoning Commission to make decisions in its place. Applicant is Teton County Prosecutor, Kathy Spitzer.

- TECHNICAL STUDY:** A study that may be required by the county, including but not limited to engineering, flood, geologic, hydro-geologic, natural features, noise, photometric, traffic, or surface water drainage.
- TEMPORARY USE:** A use established for a fixed period of time, with the intent to discontinue such use upon the expiration of such time, and that does not involve the construction or alteration of any permanent structure
- TRANSFER OF DEVELOPMENT RIGHTS:** A process by which development rights may be transferred from one parcel of land to another parcel of land.
- UNDUE HARDSHIP:** Special conditions depriving the applicant of rights commonly enjoyed by other property owners in the same district under the terms of this title; not merely a matter of convenience or profit.
- UTILITIES:** Installations for conducting water, sewage, gas, electricity, television, storm water, telephone and similar facilities providing service to and used by the public.
- VARIANCE:** A modification of the requirements of this title as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings or other provision affecting the size or shape of a structure or the size of lots. A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing applicability of all of the following:
- A. Undue hardship because of characteristics of the site; and
 - B. that the variance is not in conflict with the public interest; and
 - C. the need for a variance is not arising as a direct result of the applicant's own actions.
- VICINTIY MAP:** A small-scale map showing the location of a tract of land in relation to a larger area. A vicinity map should be clearly labeled with road names and/or other clearly identifiable landmarks or features.
- WIND TURBINE:** An alternative energy device that converts wind energy to mechanical or electrical energy and shall be erected no closer than 50 feet from the property line, and not located in the scenic corridor. No more than one wind turbine shall be allowed per residential lot. County standard height limits shall apply unless a variance in accordance with Title 8, Chapter 8 is approved by the board of adjustment.
- YARD:** A space on a lot, other than a court, unoccupied and unobstructed by buildings and/or structures from the ground upward, except as otherwise provided herein.

Service certification of mailing to all land owners within 300 feet of the subject property. The Planning Administrator shall make a written determination if the application is either complete or insufficient for review within seven (7) days of receipt.

2. Application Review: The Planning Administrator may send the application materials to Eastern Idaho Public Health District, the County Engineer, the Sheriff's Office, the Fire Protection District, and/or any other public agencies, homeowners associations or other entities that may provide comment on the application materials. Within fourteen (14) days of determining an application complete, the Planning Administrator shall review the application materials and may approve or deny the Temporary Use application. In the case where an application is denied, the applicant may resubmit a substantially revised application or may appeal the Planning Administrator's decision to the ~~Board of Adjustment~~ Planning and Zoning Commission, who shall hold a Public Hearing and consider the appeal.

3. Filing Fee: A filing fee as set by the current fee schedule shall be submitted by the property owner or owner's representative at the time of filing an application. The County shall accept no application or filing fee until the applicant for consideration of the request submits a complete application with required information and data.

4. Permit Conditions of Approval: Reasonable conditions may be required in connection with the approval of any temporary use permit which are deemed necessary to protect the public health, safety and welfare and the social and economic well being of those who will use the temporary use, residents and landowners immediately adjacent to the proposed use, and the community as a whole. Any condition imposed must be clearly specified in writing on the temporary use permit.

5. Term of Permit: A temporary use permit issued pursuant to this section shall be limited to a maximum duration of 180 consecutive days per year, unless otherwise specifically authorized in the terms of the Temporary Use Permit or as otherwise provided in this section.

6. Bond and Clean-Up Deposit: In its approval of a Temporary Use Permit for a special event, the county may—as it deems necessary to comply with these standards and applicable permit review criteria—require provision for a bond and damage or clean-up deposit, or other financial guarantee to provide that the site is restored to its former condition and any damages are repaired.

7. Revocation: The Planning Administrator may revoke a Temporary Use Permit at any time when a condition or conditions of the permit is not being met and/or the public health, safety, or welfare is being compromised by the continued operations of the temporary permit or special event. The Planning Administrator shall issue a cease and desist order in order to revoke the permit.

E. REVIEW CRITERIA: The review criteria of this subsection shall apply to all allowed temporary uses unless otherwise expressly stated.

CHAPTER 8

VARIANCE

SECTION:

8-8-1: Variance Procedures

8-8-1: VARIANCE PROCEDURES: The following provisions shall apply to variances:

A. DEFINITIONS: A “variance” is a modification of the requirements of this title as to lot or land parcel size, coverage, width, depth, and front, side and rear yard setbacks, parking spaces, height of buildings or other ordinance provisions affecting the size or shape of a structure and the placement of a structure upon the lot or land parcel. A variance does not include a change of authorized land use.

B. UNDUE HARDSHIP: A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing of undue hardship because of characteristics of the site, and that the variance is not in conflict with the public interest nor the general land or conditions in the vicinity of the application and that the variance will not be a material detriment to public health, safety and welfare nor to neighboring property owners.

C. APPLICATION FORM: Application and checklist for a variance shall be filed with the county on forms prescribed by the county, accompanied by such data and information necessary to assure the fullest presentation of facts and evaluation by the commission on file in the planning and zoning office.

D. FILING FEE: A filing fee as set by the current fee schedule shall be submitted by the applicant at the time of filing an application for a variance. This fee is nonrefundable.

E. RECORD: A record of hearings, filings made, and actions taken shall be made.

F. PUBLIC HEARING: Before granting or denying a variance, the Planning and Zoning Commission, ~~acting as the board of adjustment,~~ shall hold at least one public hearing in accordance with sections 67-6509, 67-6511 and 67-6516 of the Idaho Code, as applicable. The purpose of this hearing is to allow affected persons the opportunity to be heard by the Planning and Zoning Commission ~~(board of adjustment)~~.

G. WRITTEN NOTICE: Notice shall be mailed 15 days prior to the public hearing to all property owners within 300 feet of the exterior boundary. Notice must include the date, time, and place of the public hearing and a summary of the proposed variance. This notice must be prepared and mailed at the expense of the applicant. A list of all property owners notified must be submitted to the administrator within 15 days of the public hearing.

H. NONCONFORMING SIGNS:

1. Definition: A nonconforming sign is any sign that was in place prior to December 8, 1997, but does not conform to the requirements of this chapter as it may be amended from time to time.
2. Alteration; Relocation; Destruction: Nonconforming signs that are to be structurally altered as to size and shape, relocated, or destroyed by an act of God, or the business nature and/or ownership has changed shall be made to conform at the time of the change and a permit applied for.
3. Continuance of Existing Signs: Each sign that was physically in place prior to December 8, 1997, and which does not conform to the requirements of this chapter, may be continued for a maximum of three (3) years and no longer, this includes, but is not limited to, all lease signs, off-premises signs, and on-premises signs.
4. Spacing or Minor Physical Nonconformity: Preexisting signs with a spacing or minor physical nonconformity may be dealt with as a variance.

I. MISCELLANEOUS:

1. Business Signs: Any business sign can be either single- or double-faced as long as the same business is displayed on both sides.
2. Permanently Closed Business: If any business is permanently closed, any signs pertaining to that business must be removed within 30 days.

8-9-5: SIGN REMOVAL: Any sign deemed defective or dangerous by the building official shall be repaired or removed by the owner within a time period set by the building official, depending on the perceived danger. If the sign is not removed within the designated time the building official shall have it removed and a \$100.00 fine shall be assessed. Any cost incurred in the sign removal that exceeds the fine shall be paid by the owner. Unpaid costs shall be considered a lien against the property.

8-9-6: APPEAL:

- A. **RIGHT TO APPEAL:** The sign applicant may appeal the decision of the Planning Administrator, provided the written appeal is filed with Planning Department within five (5) working days after the decision of the Planning Administrator is made. (amd. 2011-05-12)
- B. **COMMISSION ACTION:** The Planning & Zoning Commission, ~~acting as the Board of Adjustment,~~ shall schedule to hear the appeal during their next available regular meeting, but no later than 45 days after the appeal request is received. The Planning & Zoning