



A REQUEST FOR A CONDITIONAL USE PERMIT
By: David Kite
FOR: Cowboy Church
WHERE: 4369 N Highway 33 (Tetonia)
PREPARED FOR: Planning & Zoning Commission Public Hearing of January 12, 2016

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

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

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

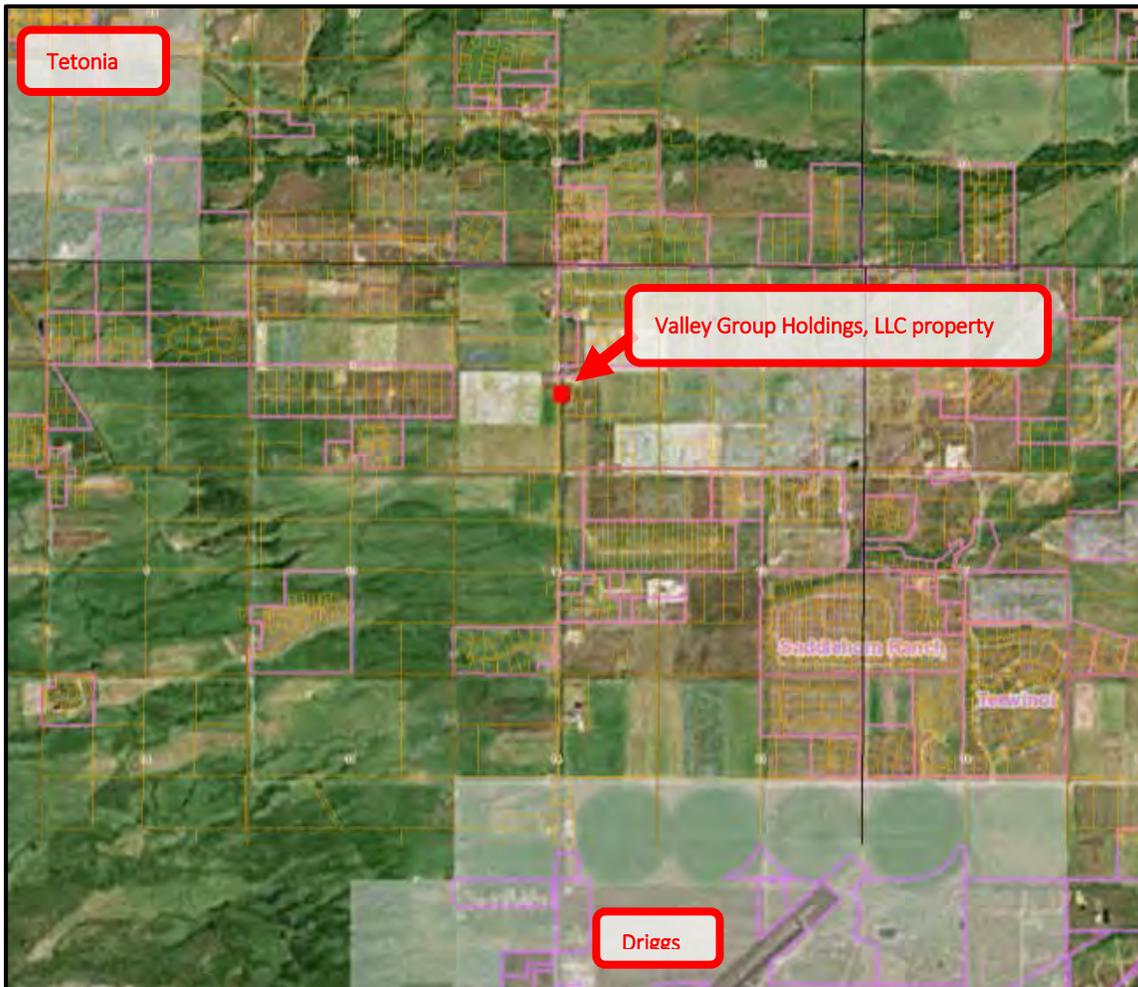
LEGAL DESCRIPTION: RP05N45E028100; TAX #5625 SEC 2 T5N R45E

LOCATION: 4369 N Highway 33, Tetonia, ID 83452

ZONING DISTRICT: A-2.5

PROPERTY SIZE: 1 acre

VICINITY MAP:



AERIAL IMAGE OF PROPERTY



PROJECT BACKGROUND

David Kite submitted an application for a Conditional Use Permit on November 23, 2015, which was completed on December 4, 2015 (attachments 1-4). A Development Review Committee (DRC) Meeting was held on December 14, 2015 with the applicant, Planning, other Teton County Departments, and outside agencies to discuss the application materials.

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

PROJECT DESCRIPTION:

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

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

1. Church-wide Fellowship Meal: This program will take place on the third Monday of every month before the regularly scheduled service. The Fellowship meal would begin at 6:00pm, so attendees would arrive around 5:00pm or 5:30pm.
2. Discipleship Classes: This program will take place on the first, second, and fourth Mondays of every month before the regularly scheduled service. This program will begin at 6:00pm. Attendees would arrive around 5:30pm for this class.
3. Vacation Bible School: This program will be a 5-day long event during summers. This program will be scheduled 9:00am to 12:00pm for children ages 5 and up. This event may not always occur due to availability of workers and summer schedules, but the applicant

would like the ability for the Church to have this program each summer when it is possible for the workers involved to do so.

4. Offsite Programs: The Church will also be involved in offsite programs in the community, such as providing food boxes to needy families, working with the Salvation Army as Bell Ringers, and other volunteer activities.

The building was constructed in the 1990s, and it received a final Commercial Certificate of Occupancy in 1994 (attachment 5). There is already a well and septic system in place for the building. The septic permit was issued in 1994 by Eastern Idaho Public Health (attachment 6). There is also a sprinkler system installed in the building. The sprinkler system has not been inspected recently, as the building has been vacant for several years. This building accesses directly from Highway 33. Idaho Transportation Department issued an access permit for this property in 1993 (attachment 7). There is also an existing parking lot on this property, which will be used by the Church members (attachment 8)

KEY ISSUES:

On December 14, 2015, we had a DRC meeting with David Kite, Eastern Idaho Public Health (Mike Dronen), Teton County Building Official (Tom Davis), Teton County Planning Administrator (Jason Boal), and Teton County Planner (Kristin Rader). From this meeting, some key issues were identified.

- ACCESS FROM HIGHWAY 33: Idaho Transportation Department has stated this application does not trigger an impact study.
- PARKING: Churches require a minimum of one (1) space for each five (5) seats in the principle assembly area (Teton County Code 8-4-5).
- SEPTIC SYSTEM & WATER QUALITY: Based on the application materials, Eastern Idaho Public Health stated the capacity of the system in place is sufficient. EIPH has water quality sample kits available. Mike suggested doing this if the water in the building has not been used in a while.
- BUILDING SAFETY: The building does have a sprinkler system, but it is unclear when it was last inspected. Tom has looked into the Building Code, and there are different factors that could require a sprinkler system.
- SIGN PERMIT: A sign permit is required for the Cowboy Church's sign. An application was provided to the applicant.

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

COMMENTS FROM NOTIFIED PROPERTY OWNERS & PUBLIC AT LARGE

Staff has not received any written comments from the public at the time of this report.

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

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

<i>Criterion</i>	<i>Staff Comments</i>
1. Location is compatible to other uses in the general neighborhood.	The existing structure was built as a commercial building, so its uses are limited in the A-2.5 zone. This property is currently surrounded by residential uses, agricultural uses, and vacant lots.
2. Use will not place undue burden on existing public services and facilities in the vicinity.	This use will utilize an existing structure that is accessible directly from Highway 33. No new structures are being proposed. This building was constructed in 1994, and it would have been included in the calculations for the currently adopted Capital Improvement Plan. The use will have a fairly low impact with the assembly only meeting one evening per week. ITD has confirmed the use would not require a Traffic Impact Study.
3. Site is large enough to accommodate the proposed use and other features of this ordinance	<p>-Based on the aerial image, the building is approximately 5,000 ft² total, and the existing parking lot is approximately 9,000 ft². The building is large enough for the expected number of attendees, currently 25-35 people.</p> <p>-Eastern Idaho Public Health has confirmed that the septic system is sufficient for 35 people, with the ability to increase that number (possibly double) before the system would need to be addressed.</p> <p>-The Teton County Code requires a minimum of 1 parking space per 5 seats in a church assembly area. With 35 attendees, this would require a minimum of 7 parking spots, each at least 200 ft². The parking area is large enough to accommodate more than the required number of spots, including drive aisles.</p> <p>-There is a sprinkler system in the building. After speaking with the Teton County Building Official, the use of a church in this building would change the occupancy type to A-3 Occupancy (places of religious worship). As such, it would only need to be sprinkled if 1.) the area exceeds 12,000 ft² or 2.) the occupant load exceeds 300. The occupant load for Assembly Occupancies is computed in different ways based on the net square footage. Because the net square footage for this building is unknown, it is unclear whether or not sprinklers would be required, but if the net square footage exceed 2,100ft², the system would be required.</p> <p>-The Building Official has looked into possible costs of inspecting/recertifying a sprinkler system, and he has found that an inspection to determine if the system is intact (not a pressurization test to check its function) could range between \$200-\$300 depending on the type of system (wet or dry). A transportation fee could also be applied (about \$180) if the company does not have other work in the area.</p> <p>-Because the sprinklers are already installed and offer a significant safety factor for any assembly building, it is highly recommended that the system be inspected and recertified even if it is not required through the building code.</p>
4. Proposed use is in compliance with and supports the goals, policies and objectives of the Comprehensive Plan.	The Community Events & Facilities goals of the Comp Plan are most related to this use as it will provide a new service for the community, which could include cultural and recreational experiences. The volunteer activities associated with this use could also encourage community involvement. This use is utilizing an existing building, which will help minimize costs. This also complies with other goals of the Comp Plan by not adding new infrastructure that could decrease open space, impact agricultural lands and natural resources, or increase the burden on public services. This also accesses directly from Highway 33, which is transit and bicycle friendly.

POSSIBLE CONDITIONS OF APPROVAL

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

POSSIBLE PLANNING & ZONING COMMISSION ACTIONS

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

POSSIBLE MOTIONS

The following motions could provide a reasoned statement if a Commissioner wanted to recommend approval or denial of the application:

APPROVAL

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

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

DENIAL

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

- 1. ...*

Prepared by Kristin Rader on 12-30-2015

ATTACHMENTS:

- | | |
|-------------------------------------|---|
| 1. Application (4 pages) | 6. 1994 Septic Permit (5 pages) |
| 2. Letter of Authorization (1 page) | 7. 1993 ITD Access Permit (7 pages) |
| 3. Warranty Deed #170106 (2 pages) | 8. Site Plan (1 page) |
| 4. Narrative (2 pages) | 9. DRC Meeting Notes (3 pages) |
| 5. 1994 Building Permit (5 pages) | 10. Adjacent Landowner Notification (2 pages) |

End of Staff Report



CONDITIONAL USE PERMIT APPLICATION

Teton County, Idaho

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

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

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Valley Group Holding
 Applicant: Teton Valley Cowboy Church E-mail: dskite2@gmail.com
 Phone: (208) 844-1576 Mailing Address: 124 W 500 N, Blackfoot, Id. 83221
 City: _____ State: _____ Zip Code: _____
 Engineering Firm: _____ Contact Person: David Kite Phone: (208) 844-1576
 Address: 124 W 500 N, Blackfoot, Id. 83221 E-mail: dskite2@gmail.com

Location and Zoning District:
 Address: 443 N. Hwy 33, Driggs, Id. Parcel Number: RPO5N4SE 02810 0
 Section: 2 Township: 5 North Range: 45 East Total Acreage: 1
 Zoning District: A2-S Requested Land Use: Existing Bldg for Church services

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

• Applicant Signature: [Signature] Date: 11-16-2015

Fees are non-refundable.

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

• Owner Signature: _____ Date: _____

SECTION I: REQUIRED ITEMS

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

SECTION III: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

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

SECTION IV: SPECIFIC REQUIREMENTS FOR PUBLIC HEARING AND NOTICE

Notification is required for both hearings in accordance with Title 67, Chapter 65; Section 6509 of the Idaho Code. Notice shall be provided by mail to property owners within the land being considered, and within three hundred (300) feet of the external boundaries of the land being considered, and any additional area that may be impacted by the proposed change. Notice shall also be posted on the premises not less than one (1) week prior to the hearing. At least fifteen (15) days prior to the hearing, notice of the time, date and place and a summary of the plan to be discussed shall be published in the newspaper of general circulation within the jurisdiction. This procedure will be completed by the planning staff.

SECTION V: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION VI: PLANNING AND ZONING COMMISSION ACTION

SECTION VII: BOARD OF COUNTY COMMISSIONERS ACTION



RECEIVED
K. Rader
11-23-2015

CONDITIONAL USE PERMIT APPLICATION

Teton County, Idaho

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

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Owner: Valley Group Holding

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

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

City: _____ State: _____ Zip Code: _____

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

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

Location and Zoning District:

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

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

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

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

92-372-1231

1005

Understand that the items on the agenda for the

11-30-15
date

- 2015

Pay to the order of Teton County \$ 1260.00
One thousand two hundred sixty and 00/100 dollars

usbank. All of us serving you*

for Use Permit Frank Saline MP

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



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

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

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

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

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

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

OWNER:

X [Signature]
(Signature of Owner)

Robert H. Testa Title Manager
(Print Name)

X _____
(Signature of Co-Owner)

(Print Name) Title _____

X _____
(Secretary or Corporate Owner)

(Print Name)

NOTARY: STATE OF: North Carolina SS. _____

COUNTY OF: WAKE Zip 27614

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

WITNESS my hand and official seal.
X [Signature]
Notary Public

12-28-2019
Expiration Date

RECEIVED

AUG 09 2005

TETON COUNTY
CLERK RECORDER

170106

Instrument # 170106

DRIGGS, TETON, IDAHO

2005-08-09

03:37:35 No. of Pages: 2

Recorded for : A W ENGINEERING

NOLAN G. BOYLE

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: DEED, WARRANTY

WARRANTY DEED

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

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

A PART OF THE NORTHWEST QUARTER SOUTHEAST QUARTER SECTION 2, TOWNSHIP 5 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS :

FROM THE SOUTH QUARTER CORNER OF SAID SECTION 2, THENCE N 89°54'38"E, 39.24 FEET ALONG THE SOUTHERN SECTION LINE TO THE EASTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 33 AND THENCE N 00°44'14"W, 1817.72 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE N 00°44'14"W, 217.82 FEET FURTHER ALONG SAID RIGHT-OF-WAY TO A POINT;
THENCE N 89°59'46"E, 200.00 FEET TO A POINT;
THENCE S 00°44'14"E, 217.82 FEET TO A POINT;
THENCE S 89°59'46"W, 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.00 ACRE, MORE OR LESS.

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

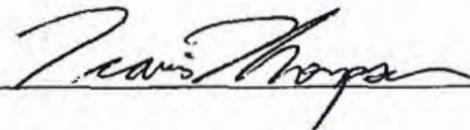
To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

170106

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

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

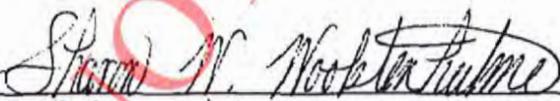
Grantor has hereunto set his hands on the day and year first above written.



TRAVIS THOMPSON - Representative for VALLEY GROUP HOLDINGS LLC

STATE OF Idaho)
County of Teton)
SS

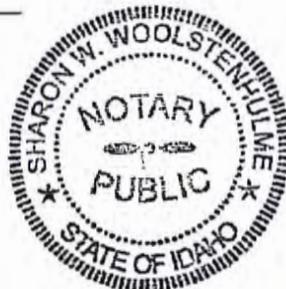
On this 27th day of July in the year of 2005, before me, a Notary Public in and for said State, personally appeared TRAVIS THOMPSON known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



Notary Public for Idaho

Residing at: Victor, Idaho

My commission expires: 10/15/2008



170106

Teton Valley Cowboy Church, Driggs, ID

David Kite, Pastor 208-844-1576

TO: Teton County Planning and Building Department

FROM: Teton Valley Cowboy Church, David Kite, Pastor

DATE: December 3, 2015

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

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

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

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

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

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

Respectfully submitted,
David Kite, Pastor

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

ADDENDUM TO NARRATIVE FOR TETON VALLEY COWBOY CHURCH

CURRENT SCHEDULED USE OF BUILDING:

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

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

Respectfully submitted,
David Kite, Pastor

TETON COUNTY, IDAHO
PLANNING AND BUILDING
DEPARTMENT

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

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

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

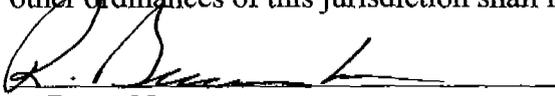
Name Of Owner SAME
Address _____ City _____ State _____
Phone (208) 527 3979

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

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

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

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


R. Bruce Nye
Teton County Building Official

Needs C-D

TETON COUNTY BUILDING PERMIT APPLICATION

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

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

MAILING ADDRESS P.O. Box 735 Arco Idaho 83422

APPLICANT (if other than owner) _____ PHONE _____

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

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

ZONING DISTRICT: _____

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

NOR-CON LEASING
P.O. BOX 735 PH. 208-527-3979
ARCO, ID 83423

2157

92-6/1241

3-24 1994

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

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

FOR BUILDING PERMIT

Donald Northrup

⑈002157⑈ ⑆124100064⑆167 00035 48⑈

PROPERTY SIZE: _____ ACRES _____ SQ. FT.

Is this for residential _____ or commercial X

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

Value = 4175,703.04

24

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

5-24-94 - FRAMING

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

FRAMING BEAMS INSTALLED
BEAMS GOOD

11-DRINK TAP

FRAMING LOOKING GOOD

EXCLUDES ROOF

ATTIC & CRAWL SPACE ACCESS. OK

UNABLE TO GET IN CRAWL SPACE

LP FLOOR NOT FINISHED

INSTALLED BY HVAC CREW

LOOKS GOOD

1 AM SUPERVISION AROUND
FURNACE RM.

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

INSULATION - LOOKS GOOD

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

2-27-94

*** TX REPORT ***

TRANSMISSION OK

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

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

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

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

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

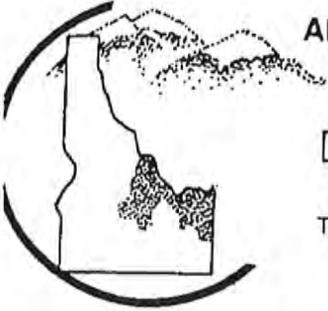
Name Of Owner SAME
Address _____ City _____ State _____
Phone (208) 527 3979

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

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

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

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



APPLICATION AND PERMIT FOR ON-SITE SEWAGE SYSTEM

DISTRICT SEVEN HEALTH DEPARTMENT

White — Owner
Yellow — Office
Pink — Installer

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

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

*Application Fee Is Non-Refundable

APPLICATION

Name of property owner <u>Nor-con Leasing</u>		Home phone		Work phone <u>208-527-3177</u>	
Current mailing address — Street address <u>P.O. Box 735</u>			City <u>Arco</u>	State <u>Id</u>	Zip <u>83213</u>
Legal description: Township <u>R45</u>	Range	Section <u>2</u>	¼ section		
Subdivision name		Lot	Block		
Directions to property (include street address if available) <u>4 miles North of Driggs</u>					

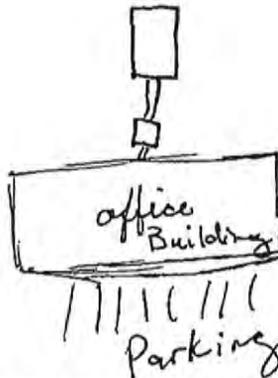
Lot size	Depth to ground Water	Bedrock
Soil type: (at proposed depth) — Drainfield		
Water supply: a. Public <input type="checkbox"/> Name of system _____ b. Private <input checked="" type="checkbox"/> Well <input checked="" type="checkbox"/> or Spring <input type="checkbox"/>		
Type of dwelling or building served: a. Single family dwelling <input type="checkbox"/> Basement: Yes <input type="checkbox"/> No <input type="checkbox"/> # bedrooms: _____ b. Other type of building <input checked="" type="checkbox"/> Describe <u>office Building</u> # people served <u>10</u> # wastewater flow (GPD) <u>300?</u>		
Excavator/Installer (Licensed) <u>Alta Construction</u>		
Proposed installation date <u>Spring 1994</u>		

APPLICANT'S PROPOSAL

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

No Showers
NO Lunch Room
2 - Bathroom

Site Plans
Attached



PERMIT

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

MINIMUM SPECIFICATIONS

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

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

<input type="checkbox"/> System is in substantial compliance with the regulations and the permit specifications <input type="checkbox"/> System has minor deficiencies that could decrease the life of the system. <input type="checkbox"/> System has major deficiencies that must be corrected.	INSPECTION	FOR OFFICIAL USE ONLY
	COMMENTS	<input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED
Reviewed by	Date	

APPLICATION AND PERMIT TO USE RIGHT

ATTACHMENT 7

SEE: S & P MANUAL 2-615 APPROACHES AND OTHER

TRAFFIC MANUAL 12-450

PROJECT NO. W.P.H 149-F ROUTE NO. SH-33

683+917 4 miles north of driggs
STATION TO STATION DISTANCE FROM NEAREST TOWN OR JUNCTION

SIGHT DISTANCE 1000 ft. POSTED SPEED 55

SEG. NO.	002460
M.P. TO M.P.	136.83
PERMIT NO.	06-94-093
REC. NO.	7278
FEE \$	40.00

TYPE ACCESS CONTROL Standard BOARD MINUTE ENTRY DATE _____

APPROACH	QUANTITY <u>one</u> WIDTH <u>30ft.</u> EST. VOLUME _____ (VEHICLE COUNT)
	<u>Business</u> GSA - Office TYPE-RESIDENCE, BUSINESS, FIELD ETC. TYPE OF BUSINESS

OTHER	EXPLAIN:
-------	----------

ATTACH SKETCH OF PROPOSED WORK AND TRAFFIC CONTROL PLANS

SPECIAL PROVISIONS:

NOTE.

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

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

ADDRESS OF PERMITTEE

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

Donald Northrop
APPLICANT-PLEASE TYPE OR PRINT
Donald Northrop 10-1-93
SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE DATE

LOCAL GOVERNMENT APPROVAL WHEN REQUIRED

DATE: _____ TITLE: _____ SIGNATURE: _____

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

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

... IF FEE ASSESSED, PERMIT IS NOT VALID UNLESS ACCOMPANIED BY RECEIPT (DH-1958) 438

GENERAL REQUIREMENTS

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

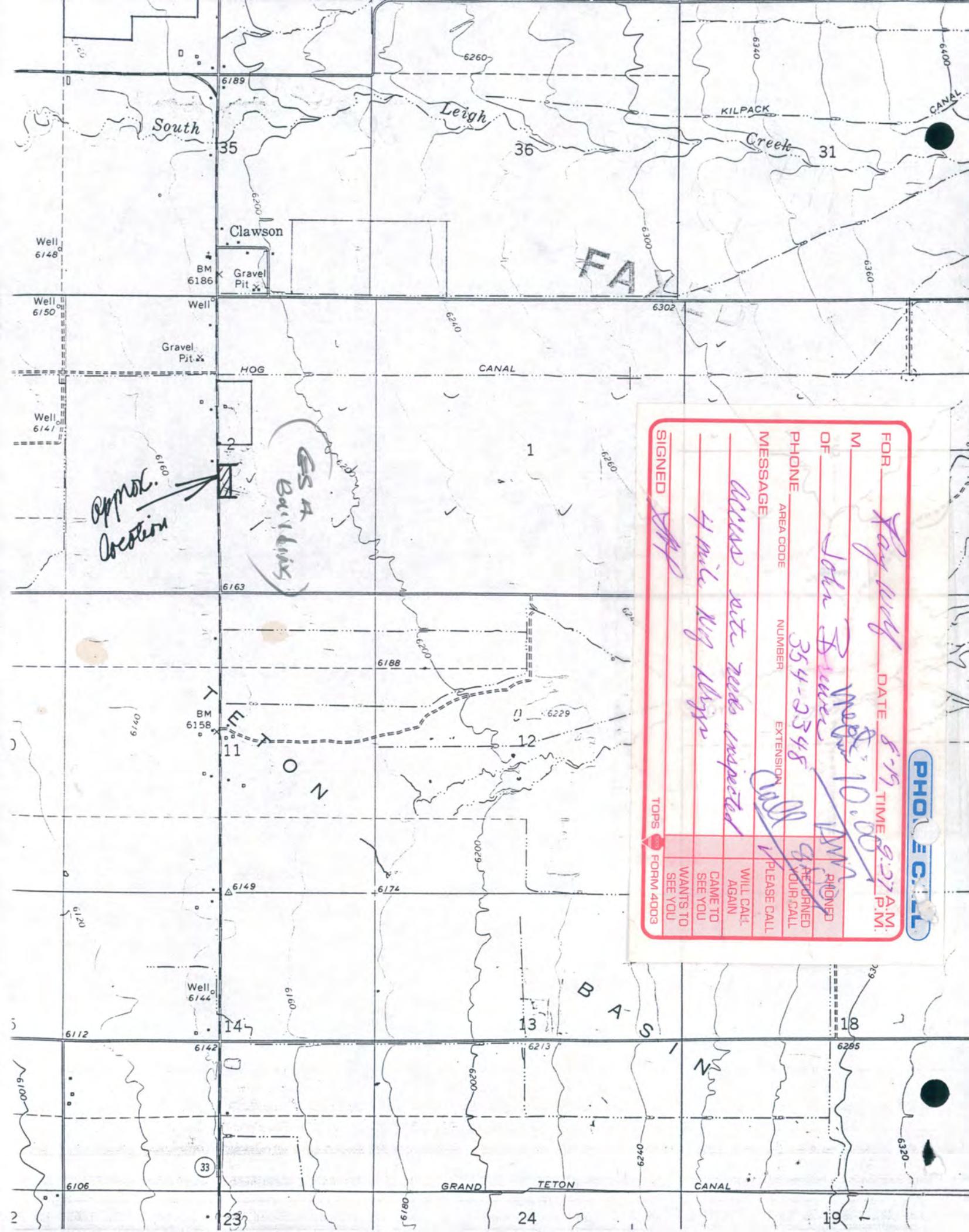
- A PERMITTEE WHO HAS A PERMIT DENIED AT THE DISTRICT LEVEL MAY APPEAL THE DENIAL TO THE STATE HIGHWAY ADMINISTRATOR AND FINALLY TO THE IDAHO TRANSPORTATION BOARD.

DISTRICT STAFF REVIEW				
REVIEW	✓	REVIEWER INITIAL	RECOMMENDATION	
			YES	*NO
TRAFFIC	✓	RW	✓	
MAINTENANCE	✓	RW	✓	
DESIGN	✓	RW	✓	
RIGHT OF WAY	✓	RW	✓	
PERMIT ISSUED BY			✓	

RAY WOLF

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

*ATTACH REASON FOR RECOMMENDATION



Approx. location

ESA Building

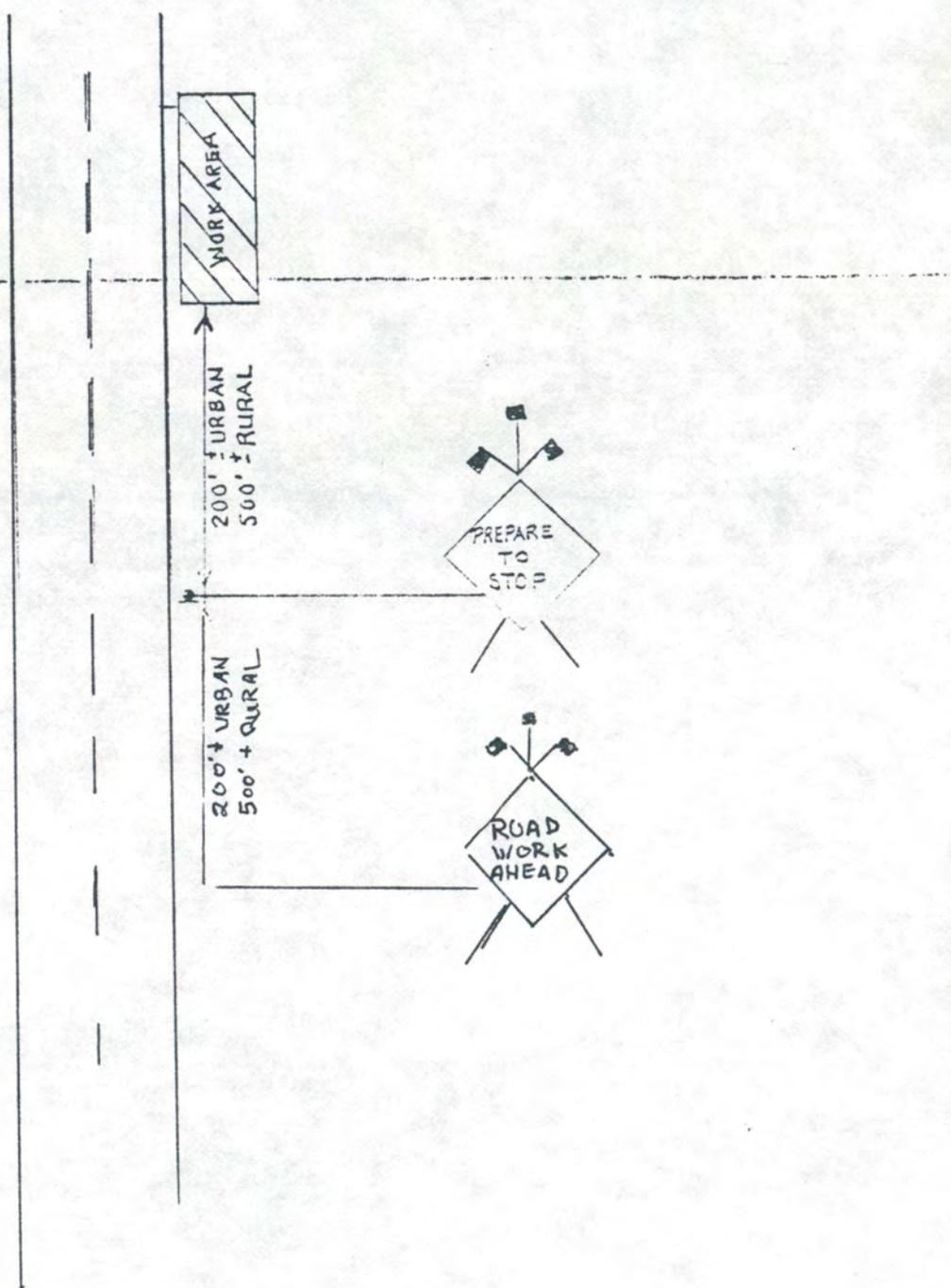
FOR	<i>Ray Will</i>	DATE	<i>8-19</i>	TIME	<i>9:27 P.M.</i>
M					
OF	<i>John F. [unclear]</i>				
PHONE	<i>354-0348</i>	AREA CODE		EXTENSION	
MESSAGE	<i>Access rate needs inspected</i>				
	<i>4 mile Hwy Wyo</i>				
SIGNED	<i>[Signature]</i>				
		TOPS	FORM 4003		
		PHONED			
		RETURNED			
		PLEASE CALL			
		WILL CALL			
		CAME TO			
		SEE YOU			
		WANTS TO			
		SEE YOU			

PHOTO E.C. CALL

**SPECIAL PROVISIONS
FOR
RIGHT OF WAY PERMITS**

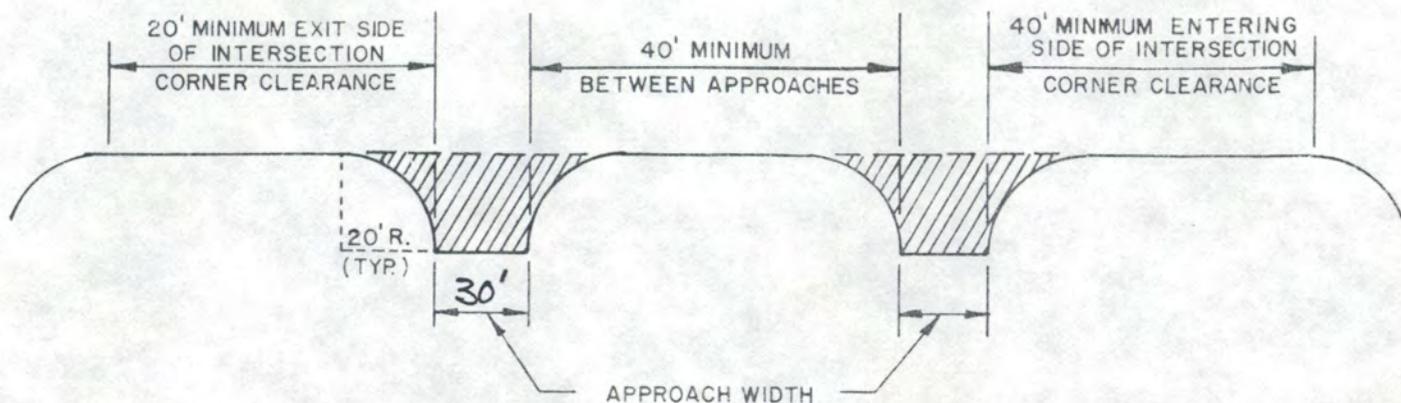
NO. 06-94-093

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



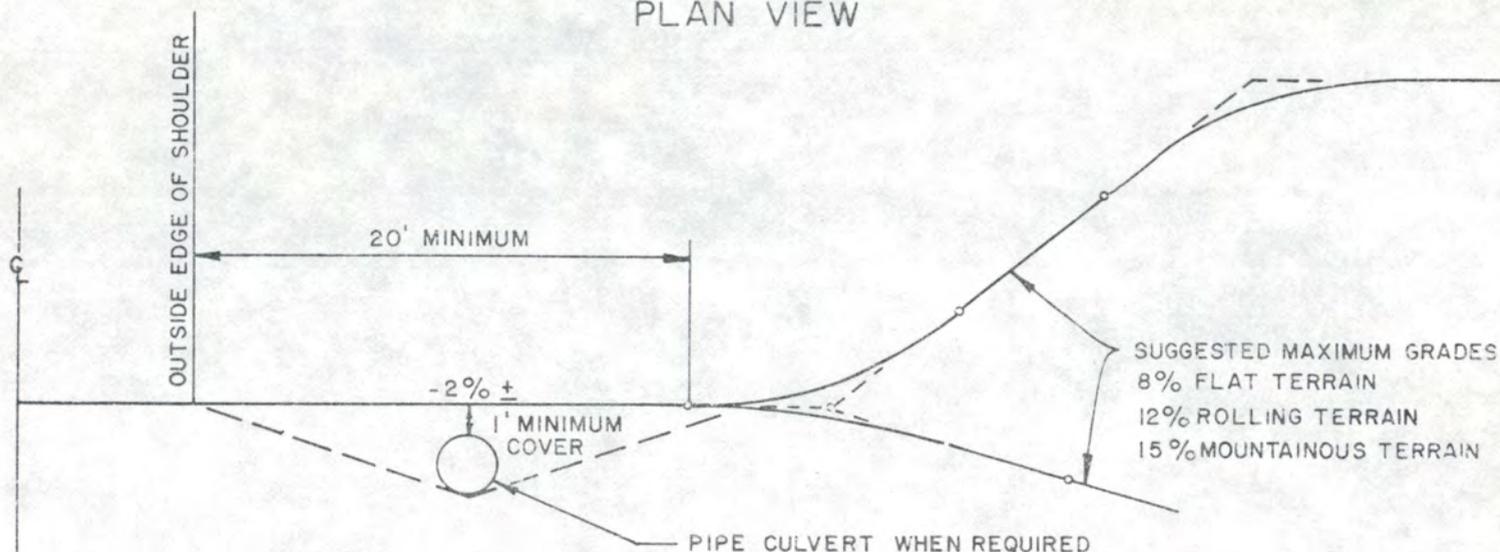
STANDARD CONSTRUCTION PLANS FOR RURAL PRIVATE APPROACHES

APPLICATION NO.
06-94-093

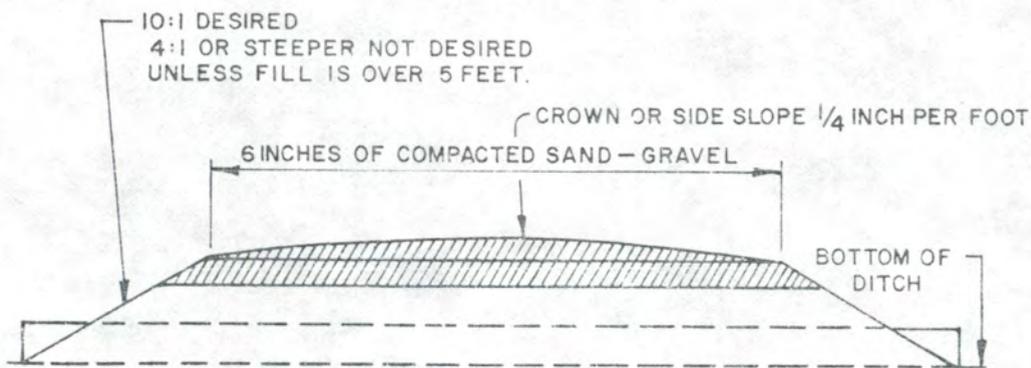


6 INCH DEPTH OF COMPACTED SAND - GRAVEL IN HATCHED AREAS

PLAN VIEW

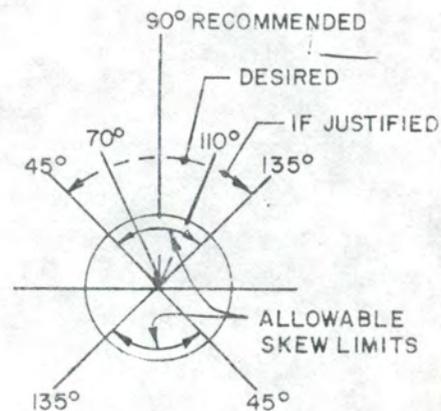


GRADE REQUIREMENTS

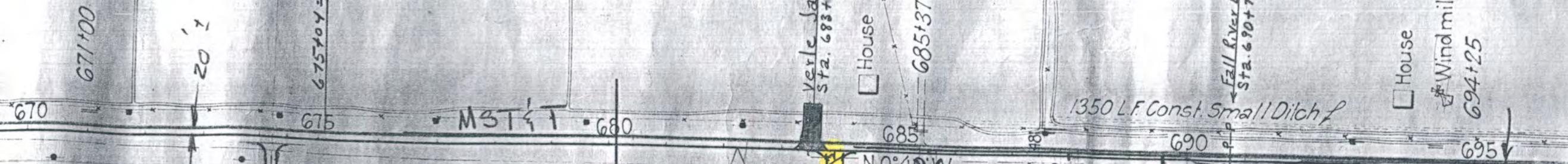


PIPE CULVERT

APPROACH CROSS SECTION VIEW



ANGLE OF APPROACH
APPLIED FOR 90°



671+00
20' ±
675+00 = M.P.
670
675
MST 1/2
680
685
688
690
695

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

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

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

R.E.C. crossing

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

130' Commercial Approach
For GSA Building.

Pot. Cellers
Rammell Brothers
30' Appn. 685+50
Log House

Verle Jardine
Sta. 685+37 20' AF
House +32

1350 LF Const. Small Ditch

Fall River Electric
Sta. 690+74 M.P. 1

House
Windmill
694+25

50 Shed
694+50

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

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

Pot. Cellers

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

Pmt. 6-56-101 M.P. 133

B.M.
6170.05

Nail in Tel. Pole
46 Rt. 673170

B.M.
6171.98

Nail in Tel. Pole
31 Rt. 684195



W 4350 N

RP06N45E028152
RUNDE CHARLES

RP06N45E028151
YEREMIAN BRUCE

RP06N5E08250
ANDERSON, PETER

RP001590000160
TROUTS TR RANCH HO ASSOC

Trouts Ranch Rd

33





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

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

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

Access from Highway 33

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

Parking

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

Septic System & Water Quality

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

Building Safety

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

Sign Permit

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

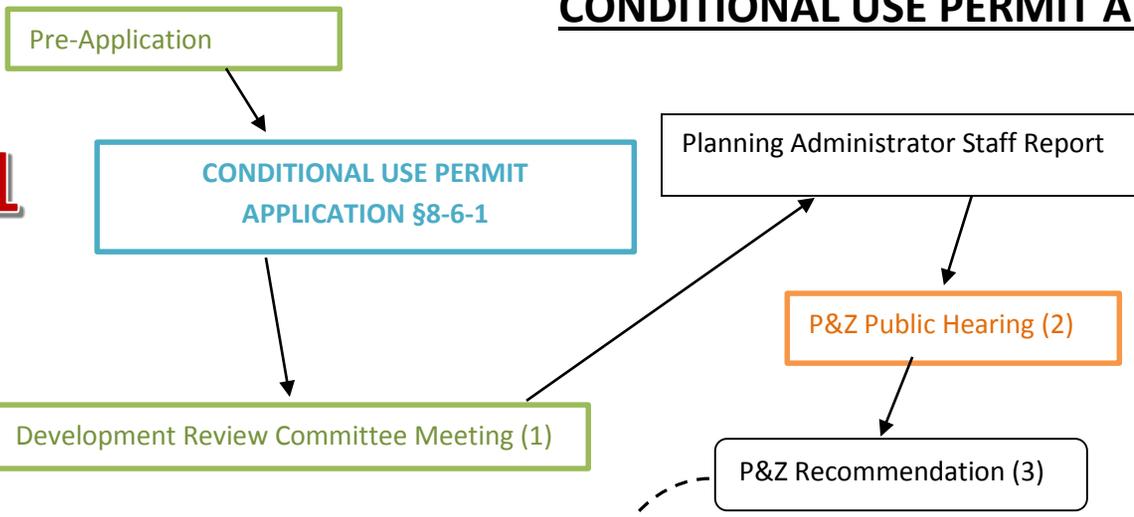
Public Hearing Information:

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

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

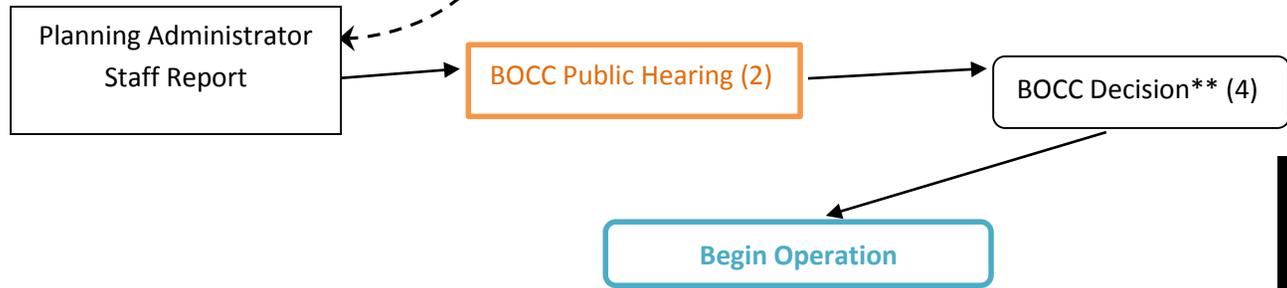
CONDITIONAL USE PERMIT APPROVAL PROCESS*

1



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

2



-Meeting w/ Staff
 -Public Hearing
 -Applicant Responsibility

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

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

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



PLANNING AND BUILDING DEPARTMENT

150 Courthouse Drive, Room 107 Driggs, Idaho 83422

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

2016 Hearing Schedule and Deadlines (BoCC & PZC)

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

*Holiday conflict-date may change



December 17, 2015

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

Dear Property Owners:

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

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

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

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

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

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

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

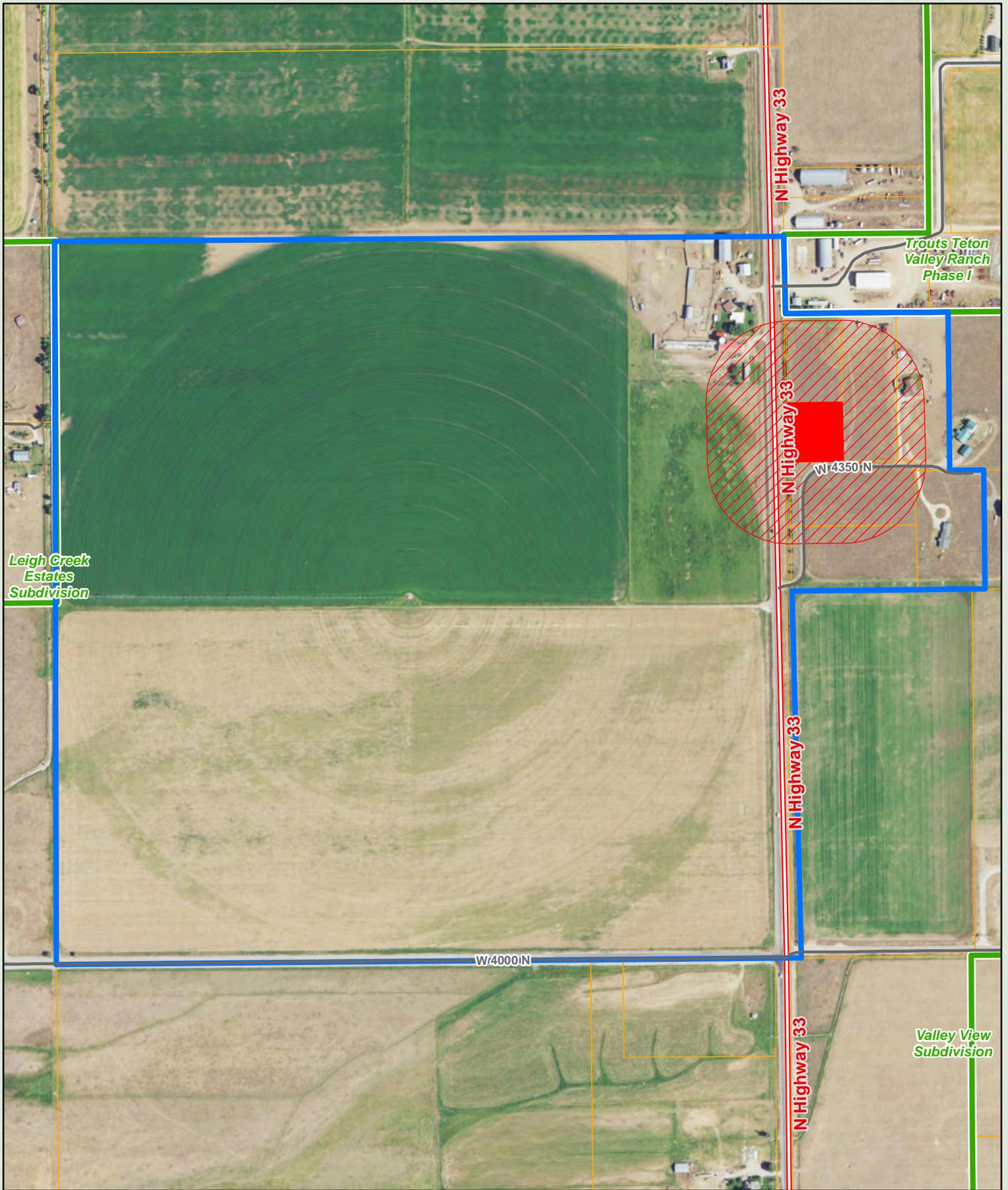
PUBLIC HEARING

The Teton County Planning & Zoning Commission will hold a public hearing in the Commissioners' Chamber located on the First Floor (lower level, southwest entrance) at 150 Courthouse Drive, Driggs, Idaho on **January 12, 2016** on this matter. This application is scheduled to be heard at **5:05 pm**.

Information on the above application is available for public viewing in the Teton County Planning and Building Department at the Teton County Courthouse in Driggs, Idaho. The development application and various related documents are also posted, as they become available, at www.tetoncountyidaho.gov. To view these items, go to the Planning & Zoning Commission department page, then select the Public Hearing of January 12, 2015 item in the Additional Information Side Bar. Written comments will be included in the packet of information provided to the Commission for consideration prior to the hearing if they are received in the Planning and Building Department no later than 5:00pm on Friday, January 1, 2016. Written comments may be e-mailed to pz@co.teton.id.us, mailed to the address above, or faxed. You may also present your comments in person at the hearing.

The public shall not contact members of Planning & Zoning Commission concerning this application, as their decision must, by law, be confined to the record produced at the public hearing.

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



Legend

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

**COWBOY CHURCH
CONDITIONAL USE PERMIT NOTIFICATION**

Printed: December 15, 2015

