



AGENDA
PLANNING AND ZONING COMMISSION
PUBLIC MEETING
July 14, 2015
STARTING AT 5:00 PM

LOCATION: 150 Courthouse Dr., Driggs, ID 83422
Commissioners' Chamber - First Floor (lower level, SW Entrance)

1. Approve available minutes
2. Chairman Business
3. Administrator Business

ITEM #1 – SCENIC CORRIDOR DESIGN REVIEW: Joel Ahlum: For a remodel to his home, including replacing the carport with a single car garage and a living room and office area above, as well as rebuilding the existing mudroom. The property is completely within the Scenic Corridor Overlay. The remodel would be located on the southeastern and northeastern sides of the existing home, where a carport and mudroom are currently located.

Legal Description: RP000690010040; LOT 4 BLK 1 T/C SEC 18 & 19 T3N

ITEM #2 - WORK SESSION: Draft Code: Discussion of the Draft Development Code – Articles 3-9.
Public comment will not be taken regarding the Draft Development Code.

ADJOURN

-
- Information on the above application(s) is available for public viewing in the Teton County Planning and Building Office at the Courthouse between the hours of 9am and 5pm Monday through Friday.
 - The application(s) and related documents are posted, at www.tetoncountyidaho.gov. To view these items select the Planning & Zoning Commission Public Meeting of July 14, 2015. Then select the agenda item in the Additional Information Side Bar.

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

TETON COUNTY PLANNING AND ZONING COMMISSION
DRAFT Meeting Minutes from June 9, 2015
Planning & Building Department Conference Room, Driggs, ID

COMMISSIONERS PRESENT: Mr. Dave Hensel, Mr. Cleve Booker, Mr. Chris Larson, Ms. Sarah Johnston, Mr. Bruce Arnold, Mr. David Breckenridge, and Mr. Pete Moyer

COUNTY STAFF PRESENT: Mr. Jason Boal, Planning Administrator

The meeting was called to order at 5:04 PM.

Chairman Business

There was no Chairman business.

Administrative Business

Mr. Boal reminded the Commission that the next meeting would be a combined meeting with the Board of County Commissioners. The topics to be discussed include roles (PZC, BoCC, Staff, and Prosecutor), policy basis for the new code (Comprehensive Plan), Public Involvement Strategy/Plan, and a Draft Code Review.

Approval of Minutes

MOTION: Mr. Arnold moved to approve the May 19, 2015. Mr. Larson seconded.

VOTE: The motion was unanimously approved.

ITEM #1 – PUBLIC HEARING: Side yard setback variance for James Nichols: A variance request by Peter Quinlan (Big Hole Builders) for James Nichols pursuant to the Teton County Code Section 8-4-4 (Height, Setback, and Lot Size). The Teton County Code specifies a side yard setback of 30-feet. The application proposes a side yard setback (along the south property line) of 20-feet for an addition to the existing garage.

Applicant Presentation:

Mr. Quinlan commented that his client, Mr. Nichols, would like to add on to the side of the existing garage. The garage was built in the 1980s, before setbacks were required. The existing structure has a 20-foot setback. He explained that there are no other locations on the lot for the addition due to the location of the existing home, well, septic, and driveway. The property is heavily vegetated and screened from County Road 10000 South, which he said was a seasonal road. Mr. Quinlan commented that adjacent landowners would not be impacted by the addition to the garage, and the addition would be designed to match the existing buildings. He also commented that this design would cause the least amount of impact to the property.

Mr. Hensel asked about the clearing of vegetation in order to add the addition. Mr. Quinlan explained that the vegetation was mostly behind the structure, so it would remain to screen the building from the road. Mr. Breckenridge asked about additions on both sides of the garage in terms of the variance request. Mr. Moyer clarified that the additions would be parallel to the property line. Mr. Quinlan commented that the existing

structure has a 20-foot setback, and the additions would not encroach further. Mr. Booker asked about the proposed building design. Mr. Quinlan commented that the building is designed to look similar to a barn and the existing home, and the upper level of the building would be used for storage.

Staff clarified undue hardships.

Mr. Booker asked for clarification on the setbacks that were required at the time the garage was built. Mr. Boal explained that there are not records dating that far back, and the plat does not include setbacks. Mr. Quinlan commented that the original CC&Rs had setbacks, but he said the CC&Rs were updated in the 2000s, which now match the County setbacks.

Mr. Breckenridge asked about setbacks from the well. Ms. Johnston commented that wells do have a setback from buildings, but she was unsure of the exact distance.

Mr. Moyer asked about easements on the back of the property. He said it looked like there was an easement along the back of the property and the edge of the subdivision plat. Mr. Quinlan commented that he does not believe there is an easement. The PZC discussed the location of the road along that side of the property. Mr. Hensel opened Public Comment.

Public Comment:

In Favor

Mr. George Peterson, who lives at 9952 Little Pine Lane (directly across the street). He stated he is in favor of this application, and he feels it will not compromise the setback where the garage is currently located. Mr. Peterson commented that he spoke to several residents in the subdivision and claimed they were not concerned. He explained that he was a member of the Architectural Review Committee for Aspen Grove and the HOA president, and he did not feel there was an issue.

Neutral

There was no neutral public comment.

Opposed

There was no public comment opposed to the application.

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

Commission Deliberation:

Mr. Arnold commented that because the existing setback has been in place since before the current setbacks, and no impact on views or neighbors, he felt from a practical standpoint, the variance should be approved.

Mr. Moyer agreed with Mr. Arnold. He commented that he felt the existing building sets precedence and the addition would not encroach on the existing setback.

Ms. Johnston commented that she was concerned with the requirements for approval and did not feel she can make findings due to the site characteristics. She said the only site characteristics she found problematic were man made characteristics, and not natural site characteristics, so she felt it did not meet the requirements.

Mr. Hensel said he agreed with Ms. Johnston with a strict interpretation of the requirements. He commented that in the past, the man made characteristics were considered. He commented that the natural characteristics were

Ms. Johnson commented that she does not see anything unique about the site from other properties.

Mr. Arnold commented that there was an economic hardship if the variance were denied. He also felt it was a hardship because the homeowner did not create this hardship.

Ms. Johnston commented that economic hardships are excluded in State Statute for variances. Staff commented that this was true.

Mr. Breckenridge felt that adding additional buildings would be a greater detriment than building an addition to the existing structure.

Mr. Arnold asked the applicant to clarify if the building would be remodeled or started over. Mr. Quinlan explained that the building would be remodeled to add the additional area and adding visual improvements. The existing walls and foundation would remain.

Mr. Hensel asked if the addition was only to increase the height of the building, would that require a variance. Staff said yes because the building was built within existing setbacks. Mr. Boal explained that the building is a legal, nonconforming structure. If the proposed addition were not within the existing setback, a variance would not be required. Mr. Quinlan asked about the lot being 1 acre in the A-2.5 zone, if the setbacks were the same throughout the county. Staff explained that the setbacks are the same throughout the zone.

Mr. Larson felt it was not appropriate to allow nonconforming uses to expand into the setback willy-nilly. He felt it was difficult to find that there was an undue hardship. He felt this proposal was the best solution in this case, rather than building a new building. He was concerned with expanding the height of the structure.

Mr. Booker also expressed concern with height and wished legal advice was available.

PZC discussed the road location in reference to the property line and the road right of way or easement. Staff explained that the road is within the right of way, not on the property.

Ms. Johnson commented that the PZC needs to focus on what is being approved, so they need to look at the application as the variance on the site versus what the applicant is building or claiming to do. She asked if there was any reason to allow additional building within the setback versus any other property on that street. In her opinion, there is nothing unique about this request.

Mr. Larson felt that looking at the site overall, this is the best option. He felt impacts could be mitigated with vegetation. He feels this is a unique property.

Mr. Hensel commented that he felt there were options available for the property owner to build outside of the setback without a variance.

Mr. Larson asked about continuing the discussion until they have a measurement from the existing building and well, as well as the required setback from the well. Ms. Johnston commented that it would also provide an opportunity for legal advice.

The PZC discussed continuing the discussion to the next week's meeting.

Mr. Hensel commented that the PZC needs to be able to justify their reasoning and be able to say no to someone and yes to someone else.

Mr. Moyer commented that the letter from Mr. Doyle (Exhibit 11), who owned the property to the south, clarified the road right of way questions that were previously asked.

MOTION: Ms. Johnston moved to continue the application to the June 16th PZC meeting, reason being to check on well setbacks and check with legal counsel. Mr. Larson recommended directing the applicant to provide information on the well setback from the existing structure and staff to provide information on setback distances required from a well. So moved. Mr. Larson seconded the motion.

VOTE: A roll call vote was taken. Ms. Johnston: in favor, Mr. Larson: in favor, Mr. Booker: in favor, Mr. Arnold: opposed, Mr. Breckenridge: opposed, Mr. Moyer: opposed, Mr. Hensel: in favor. Motion passes.

ITEM #2 – PUBLIC HEARING: Rear yard setback variance for Clarence Hatt: A variance request by Clarence Hatt pursuant to the Teton County Code Section 8-4-4 (Height, Setback, and Lot Size). The Teton County Code specifies a rear yard setback of 40-feet. The applicant proposes a rear yard setback of 20-feet from the south property line to allow an addition to the existing residence.

Applicant Presentation:

Ms. Janet Hatt commented that they were misinformed about what they could do on the lot. She commented that the lot is so small they do not have a storage area or anywhere else to build. She explained that the septic and drainfield are located in the front yard, so they would not be able to build there. She explained that the back of the house was built within the setback before they had the road closed. Mr. Hensel asked the applicant to clarify this. Ms. Hatt explained that right of way was abandoned between the Eck and Hatt properties. This provided additional land for a setback.

Staff explained the historical context of setbacks in the Felt townsite. Mr. Boal explained that the right of way road vacation was approved, but it had not be recorded. The right of way was 80 feet total and 40 feet was added to the Hatt property. Mr. Hensel opened Public Comment.

Public Comment:

There was no public comment. Mr. Hensel closed Public Comment.

Commission Deliberation:

Mr. Hensel commented he felt the PZC should get legal advice before making a decision, as it is similar to the previous application.

Ms. Johnston commented that this application was similar to the previous application in that the lot was too small for the development the applicant wanted.

Mr. Hensel felt this was different because it was part of the Felt Townsite. Mr. Booker commented that the Felt Townsite made this situation unique.

Discussion on when the home was built and the setbacks that were used. The home was built in 2012. The county may or may not have responsibility for measuring setbacks. Mr. Moyer asked about the site plan and the property lines. The home is built on three lots.

Mr. Hensel suggested continuing the application to the next meeting, using the remainder of the time to discuss the Draft Code and how to address bigger issues. He felt that looking at the Draft Code zoning districts, lot sizes, and setback requirements might help address this issue for the entire Townsite instead of

a variance for an individual lot. Ms. Johnston agreed. This led to a discussion about how to address smaller lots in the county, in addition to those in Felt. Mr. Booker commented that Felt should be treated as a city.

MOTION: Ms. Johnston moved to continue the application to the June 16th PZC meeting, reason being to consult legal counsel. Mr. Larson seconded the motion.

VOTE: The motion was unanimously approved.

MOTION: Mr. Larson moved to close the public hearing and continue in a work session. Mr. Breckenridge seconded the motion.

VOTE: The motion was unanimously approved.

The public hearing was closed at 6:24pm.

WORK SESSION: Draft Code: Discussion of the Draft Development Code.

The PZC and staff discussed open space requirements in Article 3.

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

VOTE: The motion was unanimously approved.

The meeting was adjourned at 8:13 pm.

Respectfully submitted,
Kristin Rader, Scribe

Dave Hensel, Chairman

Kristin Rader, Scribe

TETON COUNTY PLANNING AND ZONING COMMISSION
DRAFT Meeting Minutes from June 16, 2015
County Commissioners Meeting Room, Driggs, ID

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

ELECTED OFFICIALS PRESENT: Mr. Bill Leake, Ms. Cindy Riegel, Mr. Kelly Park, and Ms. Kathy Spitzer

COUNTY STAFF PRESENT: Mr. Jason Boal, Planning Administrator, Ms. Kristin Rader, Planner

The meeting was called to order at 5:04 PM.

Commission Swear In:

Mr. Bill Leake, Chairman of the Board of County Commissioners, swore in Mr. Jack Haddox as a new member of the Commission.

Chairman Business:

There was no Chairman business.

Administrative Business:

There was no administrative business.

ITEM #1: WORK SESSION: Joint meeting with the Board of County Commissioners

Mr. Hensel explained that the PZC does not want to release the Draft Code to the public for outreach until they feel they have gone through it and looked at everything. He asked the BoCC for feedback on how the PZC has been working. Ms. Riegel explained that she felt there should be an educational outreach for the Draft Code that should take place before the Public Hearing process, but she has not looked at the public outreach plan yet. Mr. Hensel asked how much the PZC would be involved in the public outreach steps. Mr. Larson brought up that there are multiple approaches to getting public outreach, and he feels that the document should be together before starting the public outreach process.

Roles of PZC and BoCC

Mr. Boal explained the roles of the Staff, Prosecuting Attorney, PZC, and BoCC for adopting a new development code. He explained that PZC's role is to make a recommendation to the BoCC. Adopting a new Zoning Ordinance is a Legislative matter, so the BoCC will make the decision. Ms. Riegel asked where this role was defined. Mr. Boal explained it comes from State Statutes, which enables planning and allows PZC to give a recommendation to the Board, which then makes a decision. Ms. Riegel explained that she felt there was flexibility in the roles of PZC and BoCC in terms of educational and public outreach, and it is clear that PZC will make a recommendation and the BoCC will make the final decision. Once the document has been completed, it will be Ms. Spitzer's responsibility to make sure it follows State Statutes before it is adopted.

Mr. Hensel explained that a lot of the public outreach would fall on staff. PZC will help, but most of the time will be required of staff. He asked Mr. Boal if he felt there were enough resources for staff to handle this process. Mr. Boal said staff is capable of doing the public outreach, and Teton County is also working with Driggs and Victor for public outreach. The discussion continued about public outreach and education.

Mr. Hensel brought up that the agenda mentions looking at the number of PZC members. He explained there are several members whose term will be up this year, and he feels that the PZC's goal is to be done with the Draft Code before those terms expire. He mentioned that he felt having the nine members was a good thing and has been useful throughout this process.

Ms. Riegel said she felt it has worked well to have this many members on the Commission. She did not feel that the Code process should be rushed to finish it before those terms expire. She commented that maybe those two terms could be extended until the code is finished since they were created to help with the code writing process. Mr. Park asked how the PZC felt about different sizes of the Commission, 9 versus 7 members, etc. Mr. Hensel said he felt the PZC worked really well together and would like to see this Commission work together until the end of the code writing process. Ideally, he said he would like not to see radical changes to the PZC near the very end of this process. Mr. Leake said he would have to figure out the legalities of the terms, but he felt this PZC should work on the Code until the end of the process if it is possible to extend the terms, then that is the way they would like to go. Ms. Riegel agreed. Mr. Arnold agreed that he felt it has been very helpful having nine members and would like to see them stay together throughout the rest of the process.

Policy Basis for Code (Comprehensive Plan)

Mr. Hensel said he felt like we should have all of the policies figured out before taking the document to the public. Mr. Boal explained that he has been writing article analyses for each article that has been reviewed, which explains how it relates to policies and action items from the Comprehensive Plan. He said he welcomes any input if someone feels that policies need to be incorporated differently or explained more on how it is being incorporated. He said the supporting documents are really trying to explain what the policies were, how they are being used, and explain to the public what is being done. The discussion continued about the article analyses.

Public Involvement Strategy/Plan

Mr. Hensel asked Mr. Boal about the Public Involvement Plan. Mr. Boal explained that there would not be a one type of education approach for this. He explained the plan looks at four different types of involvement to solicit feedback.

Open Houses

This is an open meeting that allows the public to come and go as they please. They can review the documents, ask questions, and leave feedback. Possibly have multiple locations (Driggs, Victor, Teton).)

Workshop

This is a public meeting where the public is given a short presentation, then given a problem to work on in smaller groups. After working on the problem, the group presents their results to everyone. This is a very interactive meeting that allows a lot of cross dialog and conversation with a variety of groups. It would need to focus on specific questions.

Presentations

This is a PowerPoint or other type of presentation given by staff to a large or small group of people. Time slots would be available for specific groups (i.e. Realtors, Builders, Business Community, Large Landowners, etc.) to have time with staff and the Code.

Driving/Walking Tour

This could be utilized to show the goals and objectives of the new code in the environment it will be adopted in.

The discussion continued about public outreach options, including possible locations to access a large portion of the public.

A timeline for the process was brought up. Mr. Boal explained that there was a timeline written, which has been revised several times. He said one of his goals from this meeting was to at least identify a time of when the PZC and BoCC would like the public hearing process to begin. Not setting the dates in stone but to have at least an idea of when we would like to start so we can really focus on getting everything done. Possible events for outreach and an outreach/marketing plan were discussed.

The PZC and BoCC discussed the timeline for adopting the new code. PZC would plan on having a presentation on the final draft to recommend to the BoCC by the end of January 2016. They suggested that Mr. Boal come up with a timeline of events leading up to that and identifying what events need to be done and what kind of help may be needed. PZC will continue working through the code, and if there ends up being extra time between all of that being done and the end of January timeframe, then it could be bumped up. The PZC and BoCC agreed they were comfortable with that approach.

The Work Session was closed at 6:58 PM.

The Continuation of the Public Hearing from June 9, 2015 was opened at 7:04 PM.

Mr. Hensel explained there were two setback variance requests that are being continued. He asked Ms. Spitzer for her legal advice on the variance process.

Ms. Spitzer explained that an undue hardship because of site characteristics must be shown. She said there is not a lot of case law that explains what an undue hardship is, so it tends to focus on the site-specific characteristics. She said she feels that variances are for special, unique circumstances that are specific to a property that can show the general public is not subjected to it and it was not created by the property owner. She said you need to focus on the uniqueness of it. Is it something that you may see a lot of or is it something that is very unique? She said that the applicant has to show the undue hardship.

Mr. Hensel asked if a variance should be used for a deficiency in the code. Ms. Spitzer said the code should be changed if there is a deficiency. A variance should not be used for that. Mr. Breckenridge asked if the County allowed something that was not allowed, would the County be responsible for fixing that. She explained that no she does not think the county would unless it was something that was directly caused by the County. Property owners should do their due diligence before purchasing property. Mr. Moyer asked about existing subdivisions that have different setbacks than the current setbacks. Ms. Spitzer explained that there may be existing buildings that were built with different setbacks, but if anything new comes, they are required to meet the existing setbacks.

ITEM #2: CONTINUATION OF PUBLIC HEARING: Side yard setback variance for James Nichols

Mr. Hensel mentioned that there were members present that were not at the previous meeting. He explained they could vote, abstain, or take part in the discussion. Mr. Hensel said he felt that the law was specific. He said it seems that in the case of the Nichols Variance, the garage may have been built before the setbacks were 30 feet. He said he feels that this does not meet the criteria of a variance. He said that there was new information that the distance from the well required is a 10-foot setback, and there are 61 feet between the existing garage and the well.

Mr. Larson mentioned that he felt we should try to fix the code to address situations like this. He asked Mr. Boal how long that process might take. Mr. Boal explained it would probably take a few months because it requires public hearings.

Ms. Johnston said she does not see any unique characteristics of the property that would set it apart from the neighboring properties to allow a variance from the setback. She explained that the applicant quoted setback and well locations. She agreed that as an engineer, it would be difficult to build within those parameters, but those are not unique characteristics to justify a variance.

Mr. Arnold said he does not feel this application would be considered an undue hardship. Mr. Booker agreed that he does not see any uniqueness of the characteristics of the lot that would make a variance applicable.

Mr. Breckenridge said he felt like the trees and everything on the property should be considered because he feels that enclosing the existing structure like what is being proposed would look better than building an additional structure.

MOTION: Mr. Larson motioned to deny the request for a setback variance at 9983 Little Pine Lane based on the inability to make the finding of undue hardship based on the plans proposed. Ms. Johnston seconded the motion.

VOTE: A roll call vote was taken. Mr. Larson: in favor, Ms. Robson: abstain, Mr. Booker: in favor, Mr. Hensel: in favor, Mr. Arnold: in favor, Ms. Johnston: in favor, Mr. Moyer: in favor. Mr. Breckenridge: nay, Mr. Haddox: abstain. Motion passes.

ITEM #3: CONTINUATION OF PUBLIC HEARING: Rear yard setback variance for Clarence Hatt

Mr. Hensel said he feels similarly in this case as he did the previous variance, except he felt that the previous applicant had more options for building. He felt that this lot does not have those options because the lot is so small. Ms. Johnston said she felt that the PZC would agree that the lots in Felt might make it difficult if not impossible to meet the setbacks. She does think though that because your lot is small, that would fall under doing due diligence as a property owner and not necessarily an undue hardship. She said she does not see anything unique to this lot versus those around it. Something may need to be changed in the code to reduce the setbacks, but she does not feel this meets the requirements of a setback variance.

Mr. Arnold said he feels that the density that already exists in the Felt Townsite, and yes there is due diligence of the property owners that should be done, but he believes they have an undue hardship by trying to make things fit on the small lot. He thinks they should be allowed to alter that setback because the lots are existing and he feels that we will alter those setbacks in the future.

Mr. Larson said he agreed with Mr. Arnold and Ms. Johnston. Mr. Haddox said that the original townsite plat was approved by Fremont County, so he feels that applying our requirements would be an undue

hardship because it was already platted. He said the lot sizes were historical for townsites as they were platted.

Mr. Booker said he sees this application as different from the previous application because there are several complications with this lot. He said that by approving it, it would not cause a problem for neighboring property owners because there is already some extra space due to the road vacation. He also said it was different because it was a townsite, and if it were in the City of Driggs, it would not be a problem because they have setbacks of 10 feet and 15 feet.

Mr. Breckenridge said he feels that if it is an undue hardship, then the question should be can they build anywhere else or not. He said if you look at it, they could not build on other sides because they have those setbacks. He said this is a hardship to him because no matter where they want to build, they would be within the setbacks.

Ms. Johnston said she would argue that there is already a home there, so the question is not whether or not they can build at all because there is already a home there. This is an addition. She said zoning ordinances change and in other locations, there may be lots where they cannot change because they are no longer conforming to the ordinances. She feels this is not a unique hardship because the surrounding lots are the same.

Mr. Hensel asked about the road vacation and how much additional land the property owners gained by that. Mr. Boal and Ms. Spitzer explained that with the road vacation, the owners gained 40 feet. Mr. Hensel said the applicants had a 50-foot rear yard setback with the existing home. Ms. Johnston

MOTION: Mr. Arnold made the motion that after evaluation of State Statute and County Code, as well as the application materials, staff report, and presentations to the Planning & Zoning Commission, I concluded that the criteria for approval of a variance found in Title 8-8-1 can be satisfied with the inclusion of the following conditions of approval:

1. The conditions of the road vacation on 11/26/2012 by the Teton County Board of County Commissioners must be met prior to Teton County issuing a building permit (The applicant shall obtain an assessed value of the property and pay that value to Teton County, if the value is greater than \$2,500.00. The applicant shall record a survey and update all deeds that are affected by this vacation. The vacation shall not be valid until payment is received, the deeds are updated, and the survey is recorded.).
 2. The requested variance shall not be exceeded.
 3. Obtain all other required permits from Local, State, and Federal Agencies.
 4. Must comply with the Teton County Building Code.
- and having found that based on the site, granting the variance to Mr. Hatt can be justified,
 - and having found that the proposal is not a detriment to the public's or neighbors' health, safety, and welfare,
 - I move to approve the variance applied for by Mr. Hatt for a reduced rear-yard setback of 20 feet on the south property line and as described in the application materials submitted May 20, 2015.

Mr. Breckenridge seconded.

VOTE: A roll call vote was taken. Mr. Larson: in favor, Ms. Robson: in favor, Mr. Booker: in favor, Mr. Hensel: opposed, Mr. Arnold: in favor, Ms. Johnston: opposed, Mr. Moyer: in favor. Mr. Breckenridge: in favor, Mr. Haddox: abstain. Motion passes.

MOTION: Mr. Arnold moved to close the public hearing. Mr. Booker seconded.

VOTE: All in favor.

The public hearing was closed at 7:47 PM.

WORK SESSION CONTINUED

Mr. Boal said that an option for the new code would be to have setbacks for townsites to avoid variance applications for situations that are not considered undue hardships. Mr. Hensel agreed that writing it into the new code instead of amending the existing code made sense. Mr. Boal mentioned that he would provide the PZC with updated information on open space, as discussed at the June 9th meeting.

The PZC discussed options for Transfer of Development Rights in the new code.

Mr. Booker said he would like to see a map of where conservation easements already exist. Mr. Boal explained that we have a map for that. Ms. Johnston brought up other GIS layers that she would like to see made more publicly available. Mr. Boal explained that the GIS department is in charge of that data.

Mr. Boal said he continued working on Division 3. He said he feels there will be more questions in Article 10 with filling out the Land Use Chart. He also mentioned that he is transforming Article 13 to explain what requirements are associated with different development types, including permits and studies required, because this was not included by Code Studio. He said what is already in Article 13 will stay there, but it will change format a little.

Mr. Hensel asked what Articles the PZC would work on next. Mr. Boal said they would finish Article 3 and continue that progression. Mr. Hensel asked that the PZC stay informed on the events that are planned for public outreach, such as booths that the 4th of July even.

MOTION: Mr. Booker motioned to adjourn. Mr. Larson seconded.

VOTE: All in favor.

The meeting was adjourned at 8:04 PM.

Attachments:

1. Written Decision for Nichols Variance
2. Written Decision for Hatt Variance

Respectfully submitted,
Kristin Rader, Scribe

Dave Hensel, Chairman

Kristin Rader, Scribe



June 16, 2015

Teton County Planning & Zoning Commission
Written Decision for Side Yard Setback Variance Denial for James Nichols

Overview

On June 9, 2015, Peter Quinlan came before the Teton County Planning & Zoning Commission to request a variance approval of a reduced side yard setback of 20 feet (along the south property line) on property located at 9983 Little Pine Lane, Lot 27 of the Aspen Grove Subdivision. The discussion and decision by the Planning & Zoning Commission was continued to the June 16, 2015 meeting.

Planning & Zoning Commissioners Present: Mr. Dave Hensel, Mr. Cleve Booker, Mr. Chris Larson, Ms. Sarah Johnston, Mr. Bruce Arnold, Mr. David Breckenridge, Mr. Pete Moyer, Ms. Marlene Robson, and Mr. Jack Haddox (Ms. Robson and Mr. Haddox were only present on 6/16).

Applicant(s)/Representative(s) Present: Peter Quinlan, Big Hole Builders, LLC

Motion

Mr. Larson motioned to deny the request for a setback variance at 9983 Little Pine Lane based on the inability to make the finding of undue hardship based on the plans proposed.

Ms. Johnston seconded the motion. After a roll call vote, the motion passed.

Conclusions

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

1. This proposal is in conflict with the provisions of criteria of approval defined in Title 8-8-1. As such, it was not found to be an undue hardship.
 - a. In general, the proposed variance was not in conflict with the public interest nor the general land or conditions in the vicinity of the application;
 - b. In general, the proposed variance would not negatively impact the public health, safety, and welfare nor to neighboring property owners;
 - c. It was determined that the natural characteristics of the site were not unique to the property nor did they create an undue hardship;
 - d. It was determined that the manmade characteristics of the site created a nonconforming structure, but the built environment did not completely limit building locations to create an undue hardship and deem a setback variance necessary.
2. One person in attendance expressed in favor comments of the proposed variance. All public comments are on file with the minutes of June 9, 2015.

3. The proper legal requirements for advertisement of the public hearing have been fulfilled as required by Idaho Code, Title 67; Section 67-6509, 67-6511, 67-6512, and Title 9, Section 3-2-(B-2) of the Teton County Zoning Ordinance. The public hearing was duly noticed in the Teton Valley News on December 24, 2014 and December 31, 2014. A notification was sent via mail to surrounding property owners within a 300-foot buffer area, as well as all property owners in subdivisions that intersect with the 300-foot buffer. A notice was also posted on the property providing information about the public hearing.

To obtain a variance, the applicant could have provided a better description of undue hardship that was unique to the property that would justify the need for a variance.

Reconsideration and Appeals

The Teton County Code 8-8-1(I) states that appeals to a variance decision of the Commission are subject to judicial review as provided by Idaho Code [Chapter 67, Section 5270](#). Prior to seeking judicial review, an applicant must first seek reconsideration of the final decision. If you wish to have this variance application reconsidered by the Board of County Commissioners, your request must be submitted within 15 days after the final decision is rendered, and it must identify specific deficiencies in the final decision. The applicant also has the right to request a regulatory taking analysis pursuant to section [67-8003](#), Idaho Code.

Dave Hensel
Chair of Teton County Planning & Zoning Commission

Date



June 16, 2015

Teton County Planning & Zoning Commission
Written Decision for Rear Yard Setback Variance Approval for Clarence Hatt

Overview

On June 9, 2015, Janet Hatt came before the Teton County Planning & Zoning Commission to request a variance approval of a reduced rear yard setback of 20 feet (along the south property line) on property located at 10265 Bancroft Street, Lots 14-16 in Block 12 of the Felt Townsite. The discussion and decision by the Planning & Zoning Commission was continued to the June 16, 2015 meeting.

Planning & Zoning Commissioners Present: Mr. Dave Hensel, Mr. Cleve Booker, Mr. Chris Larson, Ms. Sarah Johnston, Mr. Bruce Arnold, Mr. David Breckenridge, Mr. Pete Moyer, Ms. Marlene Robson, and Mr. Jack Haddox (Ms. Robson and Mr. Haddox were only present on 6/16).

Applicant(s)/Representative(s) Present: Clarence and Janet Hatt

Motion

Mr. Arnold moved that after evaluation of State Statute and County Code, as well as the application materials, staff report, and presentations to the Planning & Zoning Commission, I concluded that the Criteria for Approval of a Variance found in Title 8-8-1 can be satisfied with the inclusion of the following conditions of approval:

1. The conditions of the road vacation on 11/26/2012 by the Teton County Board of County Commissioners must be met prior to Teton County issuing a building permit (The applicant shall obtain an assessed value of the property and pay that value to Teton County, if the value is greater than \$2,500.00. The applicant shall record a survey and update all deeds that are affected by this vacation. The vacation shall not be valid until payment is received, the deeds are updated, and the survey is recorded.).
 2. The requested variance shall not be exceeded.
 3. Obtain all other required permits from Local, State, and Federal Agencies.
 4. Must comply with the Teton County Building Code.
- and having found that based on the site, granting the Variance to Mr. Hatt can be justified,
 - and having found that the proposal is not a detriment to the public's or neighbors' health, safety, and welfare,
 - I move to APPROVE the Variance applied for by Mr. Hatt for a reduced rear-yard setback of 20 feet on the south property line and as described in the application materials submitted May 20, 2015.

Mr. Breckenridge seconded the motion. After a roll call vote, the motion passed.

Conclusions

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

1. This proposal was found to be an undue hardship.
 - a. In general, the proposed variance was not in conflict with the public interest nor the general land or conditions in the vicinity of the application;
 - b. In general, the proposed variance would not negatively impact the public health, safety, and welfare nor to neighboring property owners;
 - c. It was determined that the natural and manmade characteristics of the site were unique to the property due to it being platted in 1907 as a townsite. This was considered an undue hardship because the individual lots are not large enough to allow building within the required setbacks.
2. There was no public comment for this application. This is on file with the minutes of June 9, 2015.
3. The proper legal requirements for advertisement of the public hearing have been fulfilled as required by Idaho Code, Title 67; Section 67-6509, 67-6511, 67-6512, and Title 9, Section 3-2-(B-2) of the Teton County Zoning Ordinance. The public hearing was duly noticed in the Teton Valley News on December 24, 2014 and December 31, 2014. A notification was sent via mail to surrounding property owners within a 300-foot buffer area, as well as all property owners in subdivisions that intersect with the 300-foot buffer. A notice was also posted on the property providing information about the public hearing.
4. This proposal is not in conflict with the provisions of any adopted ordinance or intent of any county policy or use within the proposed zone classification.

Conditions of Approval

1. The conditions of the road vacation on 11/26/2012 by the Teton County Board of County Commissioners must be met prior to Teton County issuing a building permit (The applicant shall obtain an assessed value of the property and pay that value to Teton County, if the value is greater than \$2,500.00. The applicant shall record a survey and update all deeds that are affected by this vacation. The vacation shall not be valid until payment is received, the deeds are updated, and the survey is recorded.).
2. The requested variance shall not be exceeded.
3. Obtain all other required permits from Local, State, and Federal Agencies.
4. Must comply with the Teton County Building Code.

Dave Hensel
Chair of Teton County Planning & Zoning Commission

Date



SCENIC CORRIDOR REVIEW for: Joel Ahlum
WHERE: 1135 Taylor Mountain Drive
 Prepared for the Planning & Zoning Commission
July 14, 2015

APPLICANT: Joel Ahlum
LANDOWNER: Joel & Lisa Ahlum

APPLICABLE COUNTY CODE: Teton County Zoning Ordinance Section 8-5-2-D (SC) Scenic Corridor Overlay Regulations.

REQUEST: Joel Ahlum is requesting approval to remodel his home, including replacing the carport with a single car garage and a living room and office area above, as well as rebuilding the existing mudroom. The property is completely within the Scenic Corridor Overlay. The remodel would be located on the southeastern and northeastern sides of the existing home, where a carport and mudroom are currently located.

LEGAL DESCRIPTION: RP000690010040; LOT 4 BLK 1 T/C SEC 18 & 19 T3N R46E
LOCATION: 1135 Taylor Mountain Drive
ZONING DISTRICT: A-2.5
PROPERTY SIZE: 1.0 acre
VICINITY MAP:



PROJECT BACKGROUND: Mr. Ahlum submitted a building permit on June 22, 2015 and a scenic corridor design review application on June 25, 2015. The application was completed on June 30, 2015. Before the building permit can be approved, a scenic corridor design review must occur and be approved for the structure. The proposed remodel will be approximately 184 feet from the outer edge of Highway 33's right of way, and this proposal complies with all required setbacks (Attachments 5 & 6). The property boundaries on the GIS do not accurately depict the property boundaries. Attachment 6 shows a better representation of where the boundaries are actually located (green lines). Construction of the addition has not begun, but demolition of the existing carport and mudroom was started.

Mr. Ahlum's property is currently zoned A-2.5. The entire property is within the scenic corridor. Mr. Ahlum purchased the property and existing home in 2012. There was a carport and deck area on the southeastern side of the home, as well as a mudroom on the northeastern side of the home. The mudroom is not visible from Highway 33. The applicant said both areas were in poor condition, which is the reason for the remodel.

The proposed remodel will include replacing the carport with a single car garage on the lower level and a living room and office area on the top level. The deck on the second level will also be replaced. The garage will be 12' 5.5" by 30' 5". The front of the garage will extend slightly beyond the front of the home (roughly 4 feet). The second floor will extend approximately 12 feet from the home and be flush with the garage wall below. The front and back walls of this space will be flush with the existing home. A wraparound deck on the second level will be replacing the old deck and updated. This will extend approximately 6 feet from the front and side of the home. The back portion of the deck will extend approximately 8 feet from the back of the new living area, with stairs leading to the yard. In addition, the existing mudroom will be demolished, replaced with a new foundation, and rebuilt with updated materials. The mudroom is 6' 2" by 9' 4" and located on the first floor. Attachment 7 is a building plan that shows what the remodel will look like with the existing home. The existing structure is a dark brown log home with a brown roof. The remodel will be covered with materials similar in style and color (see Attachment 8 for examples).

OVERVIEW OF SCENIC CORRIDOR REVIEW:

8-2-1-A. GENERAL DEFINITIONS: Scenic Corridor Overlay includes all lands lying within 330 feet of both sides of the rights-of-way for Idaho State Highways 31, 32, 33 and Ski Hill Road from Driggs City limits to the Wyoming state line.

8-5-1-D. PURPOSE: The purpose of this overlay area is to provide a design review procedure to ensure that key roads in Teton County are sufficiently protected from unsightly and incompatible land uses.

8-5-2-D (1) DESIGN REVIEW: All development shall be subject to design review to ensure that the location, scale, and appearance of buildings, structures, and development of land shall preserve the rural character of the areas bordering Idaho State Highways and Ski Hill Road and to prevent the construction of buildings that project upward beyond the ridgeline of any hill located within one (1) mile of major roads when viewed from those major roads.

Title 8 of the Teton County Code authorizes the Planning & Zoning Commission to make a final determination on scenic corridor applications. A development application shall only be approved if the Planning Commission finds that it meets the design review criteria.

8-5-2-D (3). DESIGN REVIEW CRITERIA:		STAFF COMMENTS:
SETBACKS	No permanent structures may be built within 50 feet of the outer edge of the road right of way, unless the parcel does not contain any buildable sites outside of the setback.	<i>The proposed remodel will be located approximately 184 feet from the outer edge of Highway 33's right of way. A-2.5 requires front and side setbacks of 30' and rear setbacks of 40', with which this complies.</i>
BUILDING ENVELOPE	1. Building envelopes shall be located so that existing topography and natural vegetation will screen buildings from view from the State Highways and Ski Hill Road to the maximum extent feasible.	<i>There is some existing vegetation on the property but none that could screen the proposed remodel entirely. There are some trees and bushes between the home and Highway 33, which would help screen parts of the structure from view if driving on Highway 33.</i>
	2. Where existing topography and natural vegetation cannot be used to screen buildings, building envelopes should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge, rather than in the middle of a meadow, pasture, or hillside.	<i>The location for the proposed remodel is on the southeastern side of the existing home. This location was chosen because it is replacing the existing carport. The existing driveway is built to this location already, as the carport was being used for parking. The mudroom is also being replaced on the northeastern side of the home (not visible from HWY 33). There is a septic tank and drainfield on the northwestern side of the home, and a well is located on the southwestern side of the home.</i>
	3. Building envelopes shall be located so that no portion of a building up to 30 feet tall shall be visible over the ridge of the hillside on which it is located when viewed from the State Highways and Ski Hill Road.	<i>The proposed remodel will not be located on a ridge or hillside.</i>
BUILDING MATERIALS	All non-agricultural buildings shall not be of highly reflective materials according to ASTM C6007, Light Reflectivity Index.	<i>The proposed remodel will have brown siding similar in style and color to the existing home and a brown metal roof that will match the existing. There will also be a wraparound deck made of redwood. The materials will not be highly reflective.</i>
ROADS & DRIVEWAYS	Roads and driveways shall be designed to eliminate the need to back out onto the State Highways or Ski Hill Road. Existing roads and driveways shall be used where practical. When it is not practical to use existing roads, then new roads and driveways shall be located to skirt the edge of meadows and pastures (i.e. avoid dividing them) to the maximum extent feasible	<i>This property is accessed from Taylor Mountain Drive, not Highway 33, so there will be no issue with vehicles backing out onto Highway 33. No new roads or driveways are being proposed with this application. The existing driveway and yard area will be utilized.</i>
SCREENING	Landscaping shall be used to screen the view of any resource extraction sites, outdoor storage areas, outdoor trash collection areas, satellite dishes over two (2) meters in diameter, and areas with inoperable equipment or more than four (4) inoperable cars or trucks. Required landscaping should be high altitude, native plant material, trees and shrubs	<i>There is no outdoor storage proposed with this application that would need to be screened. The remodel will be located on the southeast side of the existing home, which will be visible from the highway. There are existing bushes and trees between the home and Highway 33 that would contribute to screening the building.</i>
THERE ARE ADDITIONAL PROVISIONS FOR SATELLITE DISHES, REVEGETATION, UTILITIES, AND SIGNS.		<i>The applicant is not proposing a satellite dish, utilities, or signs. Disturbance will be minimal for construction, and the applicant will repair/reseed any land that is disturbed from grading.</i>

POSSIBLE CONDITIONS OF APPROVAL:

1. Must comply with all federal, state, and local regulations.
2. All structures require a Teton County Building Permit and must comply with the Teton County Building Code.
3. If outdoor lighting is desired, it must comply with Teton County Code lighting requirements.
4. Building materials shall not be highly reflective materials.

POSSIBLE PLANNING & ZONING COMMISSION ACTIONS:

A. Approve the scenic corridor permit request with the recommended conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.

B. Approve the scenic corridor permit request, with modifications to the application request, or adding conditions of approval, having provided the reasons and justifications for the approval and for any modifications or conditions.

C. Deny the scenic corridor permit request and provide the reasons and justifications for the denial.

D. Continue to a future PZC Meeting with reasons given as to the continuation or need for additional information.

POSSIBLE MOTION:

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

Approval

Having found that the proposed development for Joel Ahlum is consistent with the Teton County development ordinances, specifically Title 8-5-2-D, and Idaho State Statute, I move to approve the scenic corridor permit with the following conditions of approval:

1. *Must comply with all federal, state, and local regulations.*
2. *All structures require a Teton County Building Permit and must comply with the Teton County Building Code.*
3. *If outdoor lighting is desired, it must comply with Teton County Code lighting requirements.*
4. *Building materials shall not be highly reflective materials.*

Denial

Having found that the proposed development for Joel Ahlum is not consistent with the Teton County development ordinances, specifically Title 8-5-2-D, and Idaho State Statute, I move to deny the scenic corridor permit. The following could have been done to obtain approval...

Prepared by Kristin Rader

Attachments:

- | | |
|-------------------------------------|--------------------------------------|
| 1. Application (4 pages) | 6. Site Plan – aerial image (1 page) |
| 2. Narrative (1 page) | 7. Building Plan (3 pages) |
| 3. Deed (1 page) | 8. Material Design Options (8 pages) |
| 4. T/C Subdivision Plat (1 page) | 9. Site Visit Photos (7 pages) |
| 5. Site Plan with setbacks (1 page) | |

End of Staff Report



RECEIVED
BY: Wendy/KMR
DATE: 6-25-2015

SCENIC CORRIDOR OVERLAY APPLICATION

Teton County, Idaho

The Planning Staff will review this request for completeness. The Planning and Zoning Commission will make the final decision at their regularly scheduled meeting. The applicant is encouraged to discuss this application with the Planning Staff prior to submittal.

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: Joel Ahlom

Applicant: Joel Ahlom E-mail: Joel@ShawnWYOMING.COM

Phone: (307) 920-1006 Mailing Address: 1135 Taylor Mtn Dr Victor

City: Victor State: ID Zip Code: 83455

Location and Zoning District:

Address: 1135 Taylor Mtn Dr Victor ID Parcel Number: RP000690010040

Section: 18 & 19 Township: 3N Range: 46E Total Acreage: 1.00 ac.

- Latest recorded deed to the property
- Fees in accordance with current fee schedule
- Affidavit of Legal Interest

I, the undersigned, 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 Planning and Zoning Commission public meeting.

• Applicant Signature: [Signature] Date: 6-24-15

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: [Signature] Date: 6-24-15

Fees are non-refundable.

SECTION II: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

In accordance with 8-5-2 (C) of the Teton County Zoning Ordinance the Scenic Corridor Overlay shall apply to those lands within 330' of both sides of the right-of-way for Idaho State Highways 31, 32, 33 and Ski Hill Road from Driggs city limits to the Wyoming stateline.

- **Design Review:** All development shall be subject to design review to ensure that the location, scale, and appearance of buildings, structures, and development of land shall preserve the rural character of the areas bordering Idaho State Highways and Ski Hill Road and to prevent the construction of buildings that project upward beyond the ridgeline of any hill located within one (1) mile of major roads when viewed from those major roads.
- **Documentation Required:** The applicant shall submit plans and drawings showing all existing structures, building envelopes for all proposed structures, setbacks from the closest State Highway or Ski Hill Road, as applicable, existing and proposed landscaping and fences, existing and proposed off-street parking areas, and drawings of exterior elevations of primary structures visible from the closest State Highway or Ski Hill Road. These materials will be submitted with a conditional use or building permit application, and at the preliminary plat stage of a subdivision or PUD application.
- **Design Review Criteria:** A development application shall only be approved if the Commission finds that it meets the following criteria:

Setbacks: No permanent structure shall be constructed within fifty (50) feet of the outer edge of the road right-of-way, unless the parcel does not contain any buildable site outside of the setback area in, which case primary structures shall be located as far from the outer edge of the road right-of-way as possible.

Building Envelopes: The development shall identify building envelopes for all primary and accessory structures. Building envelopes shall comply with the following requirements:

- 1) Building envelopes shall be located so that existing topography and natural vegetation, such as ridges, hills, and existing trees, will screen buildings from view from the State Highways and Ski Hill Road to the maximum extent feasible.
- 2) Where existing topography and natural vegetation cannot be used to screen buildings as described in Subsection 1 above, building envelopes should be located at the rear or side edges of an open meadow or pasture, or at the foot of a hill or ridge, rather than in the middle of a meadow, pasture, or hillside.

Notwithstanding Subsections 1 and 2 above, building envelopes shall be located so that no portion of a building up to thirty (30) feet tall shall be visible over the ridge of the hillside on which it is located when viewed from the State Highways and Ski Hill Road, and the applicant shall submit a sight line analysis in sufficient detail to confirm that this standard has been met.

Building Materials: All non-agricultural buildings shall not be of highly reflective materials according to ASTM C6007, Light Reflectivity Index.

Roads and Driveways: Roads and driveways shall be designed to eliminate the need to back out onto the State Highways or Ski Hill Road. Existing roads and driveways shall be used where practical. When it is not practical to use existing roads, then new roads and driveways shall be located to skirt the edge of meadows and pastures (i.e. avoid dividing them) to the maximum extent feasible.

Satellite Dishes: All satellite dishes in the proposed development shall be located to minimize visibility from the State Highways and Ski Hill Road and shall use earth tone colors and/or screening to minimize their visual impact.

Screening: Landscaping shall be used to screen the view of any resource extraction sites, outdoor storage areas, outdoor trash collection areas, satellite dishes over two (2) meters in diameter, and areas with inoperable equipment or more than four (4) inoperable cars or trucks. Required landscaping should be high altitude, native plant material, trees and shrubs.

Revegetation: The applicant shall revegetate all areas disturbed by grading or cut-and-fill activity with plants similar to those on the remainder of the development site as each stage of grading is completed, and no later than one (1) year after construction.

Utilities: All service utilities (including but not limited to electric and telecommunication lines) shall be placed underground.

SECTION III: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION IV: PLANNING AND ZONING COMMISSION ACTION

SECTION V: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

Application is considered complete and accepted on this the 30th day of June, 2015

Planning Administrator/Designee Signature: 



RECEIVED
By: Wendy/KMR
Date: 6-25-2015

SCENIC CORRIDOR OVERLAY APPLICATION

Teton County, Idaho

The Planning Staff will review this request for completeness. The Planning and Zoning Commission will make the final decision at their regularly scheduled meeting. The applicant is encouraged to discuss this application with the Planning Staff prior to submittal.

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: Joel Ahlum

Applicant: Joel Ahlum E-mail: Joel@ShawnWyoming.com

Phone: (307) 920-1006 Mailing Address: 1135 Taylor Mtn Dr Victor

City: Victor State: ID Zip Code: 83455

Location and Zoning District:

Address: 1135 Taylor Mtn Dr Victor ID Parcel Number: RP000690010040

Section: 18 9 19 Township: 3N Range: 46E Total Acreage: 1.00 ac.

- Latest recorded deed to the property
- Fees in accordance with current fee schedule
- Affidavit of Legal Interest

I, the undersigned, 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 Planning and Zoning Commission public meeting.

Applicant Signature: [Signature] Date: 6-24-15

I, the undersigned, am the owner of the referenced property and do hereby give my permission to

regarding the

LISA P AHLUM 01/09
JOEL M AHLUM
1135 TAYLOR MOUNTAIN DR
VICTOR, ID 83455

5033
99-409/1023

6.30-15

DATE

PAY TO THE ORDER OF

Teton County Idaho

\$ 200.00

Two hundred Dollars + 0 cents

DOLLARS



24-15

of 3



307-733-8064
990 WEST BROADWAY
P.O. BOX 7000
JACKSON, WY 83002

Joel Ahlum
1135 Taylor Mt Drive
Victor, ID 83455
June 25, 2015

Teton County Idaho
Planning and Zoning Commission
Driggs, ID

Teton County Idaho:

Here is a brief narrative of the work that will be taking place at 1135 Taylor Mt Drive:

I will be demoing an existing deck and mudroom off the south side of the house that is currently in major disrepair. There is an existing footer and stem wall below the deck that I will also be demoing and replacing to build the garage addition on. Essentially I will not be changing the existing site plan just improving. I am well within the required setbacks (see site plan).

The existing house is a dark brown milled log home with a brown metal roof and tan windows. I plan to complement the existing home with some updated materials for the addition (see material and color samples) while still staying with earth tones. The addition will consist of a single car garage with living room and office above. We will also be building a wraparound deck with redwood. This will be attached to the existing home. I have attached material and color submittals with this application (list of materials below).

We will not be removing any of the existing landscaping. We will also be repairing and reseeding any torn up land from the grading.

- Roofing- (matching existing) Dark Brown-Metal
- Windows- Marvin Integrity, Color- Ebony
- Siding- 1x6 Cedar T&G, Color- Charwood
- Deck material- Redwood, Color-Natural
- Deck Railing Material- Perforated metal panel, Color- Rusted Metal

I welcome the opportunity to discuss the position of work with you. If you have questions or would like to contact me by phone at 307-920-1006 or by email at Joel@shawwyoming.com. Thank you for your consideration of this project.

Sincerely,

Joel Ahlum (307)-920-1006

TETON COUNTY, IDAHO
06-29-2012 13:18:00 No. of Pages: 1
Recorded for: ALLIANCE TITLE - BOISE PRODUCTION
MARY LOU HANSEN Fee: \$10.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, SPECIAL WARRANTY

After recording return to and send all tax statements to the following address
Joel M. Ahlum and Lisa P. Ahlum
1135 Taylor Mountain Drive
Victor, ID 83455

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

AT136403

SPECIAL CORPORATE WARRANTY DEED

FOR VALUE RECEIVED Federal National Mortgage Association its successors and assigns organized and existing under the laws of the United States of America a corporation duly organized and existing under the laws of the State of Idaho, grantor, does hereby Grant, Bargain, Sell and Convey to Joel M. Ahlum and Lisa P. Ahlum, husband and wife, Whose address is: 660 E Hansen Ave, Unit A-2 Jackson, WY 83002

Grantee, the following described real estate, to-wit:

Property commonly known as 1135 Taylor Mountain Drive, Victor ID 83455

Lot 4 in Block 1 of T/C Subdivision, Teton County, Idaho, as per the recorded plat thereof

RP000690010040A

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision restrictions and U.S. patent reservations.

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in a fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever, except as to the reservations from and exceptions to warranty when the claim is by, through or under Grantor, but not otherwise.

DATED: May 24, 2012

Federal National Mortgage Association

By: [Signature]
On behalf of RCO its Attorney in Fact
FNMA by
Erin Sheckler
For RCO as
AIF

STATE OF Washington
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that Erin Sheckler is the person who signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it on behalf of Routh Crabtree Olsen, P.S., as the Attorney in Fact of Federal National Mortgage Association to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 24, 2012



[Signature]
Debi Beyerlin
Notary Public in and for the State of Washington

HEALTH DEPT. CERTIFICATE

I HEREBY CERTIFY THAT THE SANITARY RESTRICTIONS REQUIRED BY IDAHO CODE TITLE 30, CHAPTER 13, SECTION 30-1326, HAVE BEEN SATISFIED AND THIS PLAN IS HEREBY APPROVED FOR RECORDING BY FILING OF THIS CERTIFICATE.

19 August 1983 DATE
 R. J. Dean, E.H.S. DIST. HEALTH DEPT.

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL TAXES DUE HAVE BEEN PAID ON THE TRACT OF LAND SHOWN ON THIS PLAN.

8-17-83 DATE
 William J. Johnson COUNTY TREASURER

ASSESSOR'S CERTIFICATE

PRESENTED TO THE TETON COUNTY ASSESSOR ON THE FOLLOWING DATE FOR APPROVAL AND ACCEPTANCE.

8-22-83 DATE
 Joseph C. Souders COUNTY ASSESSOR

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTEINHAUSE, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, NO. 2860, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACT OF LAND SHOWN ON THIS PLAN AND HAVE SUBDIVIDED SAID TRACT INTO LOTS AS SHOWN.

8/20/83 DATE



COUNTY ENGINEER'S CERTIFICATE

BEING THE COUNTY ENGINEER FOR TETON COUNTY, IDAHO, I DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAN AND FIND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

8/19/83 DATE
 C. J. Johnson COUNTY ENGINEER

PLANNING & ZONING APPROVAL

PRESENTED TO THE TETON COUNTY PLANNING AND ZONING COMMISSION ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Aug 22-1983 David Johnson CHAIRMAN, P. & Z.

OWNERS' DEDICATION

BE IT KNOWN THAT WE, THE UNDERSIGNED OWNERS, DO HEREBY CERTIFY THAT WE ARE THE LEGAL OWNERS OF THE TRACT OF LAND SHOWN ON THIS PLAN AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS TO BE KNOWN AS SUBDIVISION (DIVISION) 1, TETON COUNTY, IDAHO AND DO HEREBY GIVE, GRANT, AND DEDICATE TO THE PUBLIC FOR PERPETUAL USE ALL ROADS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR SIGNATURES
 August 17, 1983 DATE
 David Johnson
 Arnold W. Woolsteinhause

ACKNOWLEDGEMENT

STATE OF IDAHO COUNTY OF TETON THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE FOLLOWING DATE. WITNESS MY HAND.

August 11, 1983 DATE
 Notary Public
 Sheila M. Hahn - Notary Public
 County of Teton State of Idaho

Scale 1" = 100'

T
C

Part of the NW1/4NW1/4, Sec.19 and Part of the SW1/4SW1/4, Sec.18, T.3 N., R.46E, Teton County, Idaho



PROPERTY DESCRIPTION
 BEGINNING AT THE NORTHWEST CORNER OF SECTION 19, T.3N., R.46E., S.1/4, TETON COUNTY, IDAHO AND RUNNING: N 0°01'56"E, 482.00' ALONG THE SECTION LINE; THENCE S 7°00'31"E, 108.39'; THENCE S 22°04'44"W, 179.96'; THENCE S 40°27'44"E, 213.44'; THENCE S 7°33'54"E, 63.25'; THENCE N 8°00'14"E, 131.03'; THENCE S 82°24'18"E, 453.98'; THENCE S 2°00'04"E, 230.39'; THENCE S 49°09'27"E, 45.03'; TO THE 1/8 SECTION LINE, THENCE S 0°00'25"W, 1260.00' TO THE NORTH EDGE OF THE STATE HIGHWAY RIGHT-OF-WAY; THENCE N 48°24'28"W, 1823.03' ALONG THE NORTH EDGE OF THE STATE HIGHWAY RIGHT-OF-WAY TO THE SECTION LINE; THENCE N 0°01'56"E, 481.78' ALONG THE SECTION LINE TO THE POINT OF BEGINNING. CONTAINS 33.39 ACRES, MORE OR LESS.

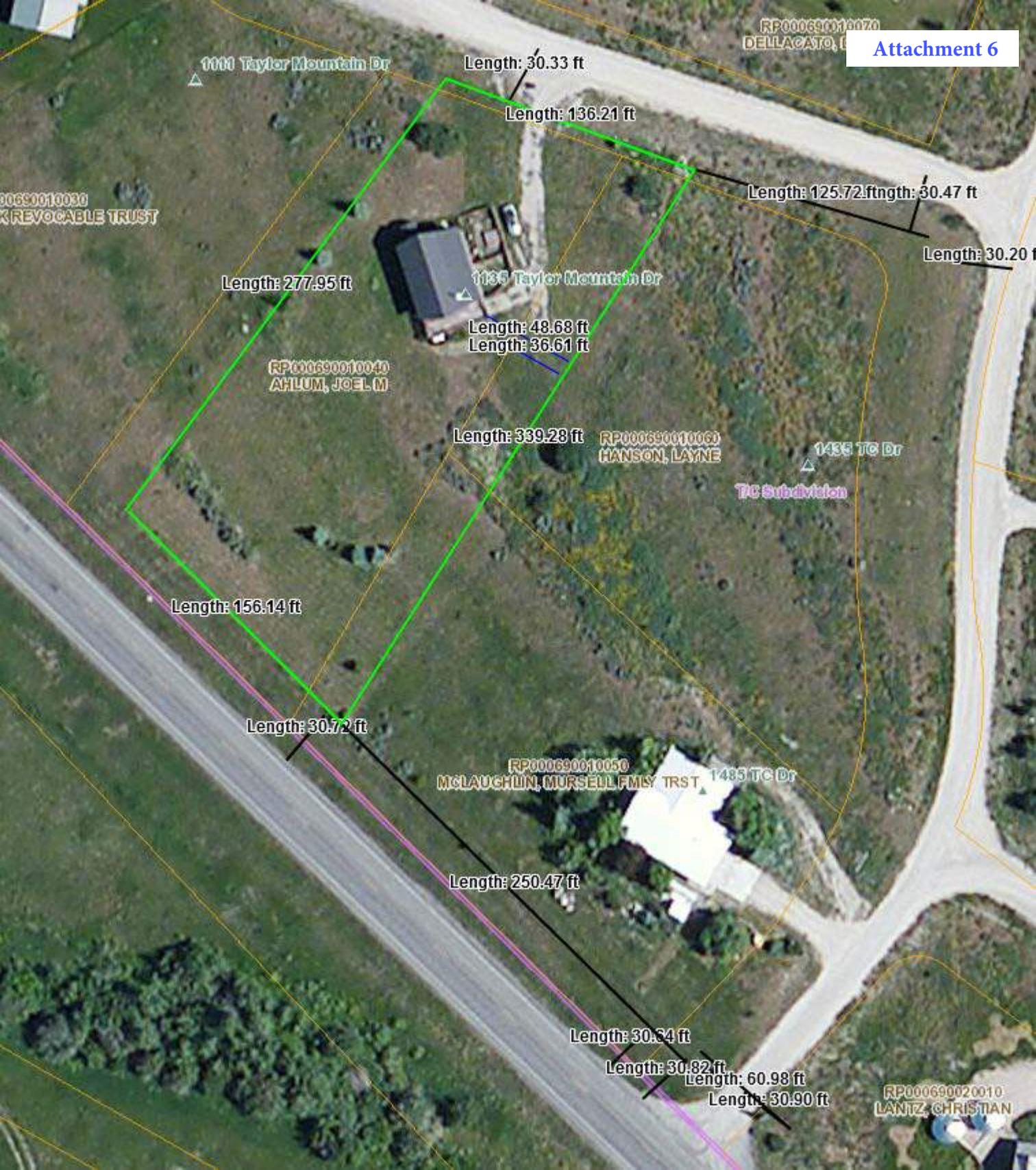
CURVE	DELTA	RADIUS	RANGEN	ARC	CH. L.	CH BEARING
C1	60°00'00"	60.87	60.00	60.82	60.94	N 7°36'38"E
C2	52°22'00"	126.96	60.00	111.32	107.88	S 30°00'27"E
C3	24°00'00"	302.85	75.00	147.60	146.72	S 30°00'00"E
C4	38°00'00"	153.96	100.00	172.38	167.75	S 15°00'00"E
C5	24°00'00"	460.00	100.00	196.34	195.45	S 15°00'00"E
C6	22°27'00"	214.00	56.27	110.00	108.80	S 15°15'58"W
C7	20°27'00"	214.00	38.94	77.04	76.82	S 33°16'44"W
C8	40°04'45"	69.21	50.00	93.81	90.97	N 69°02'00"W

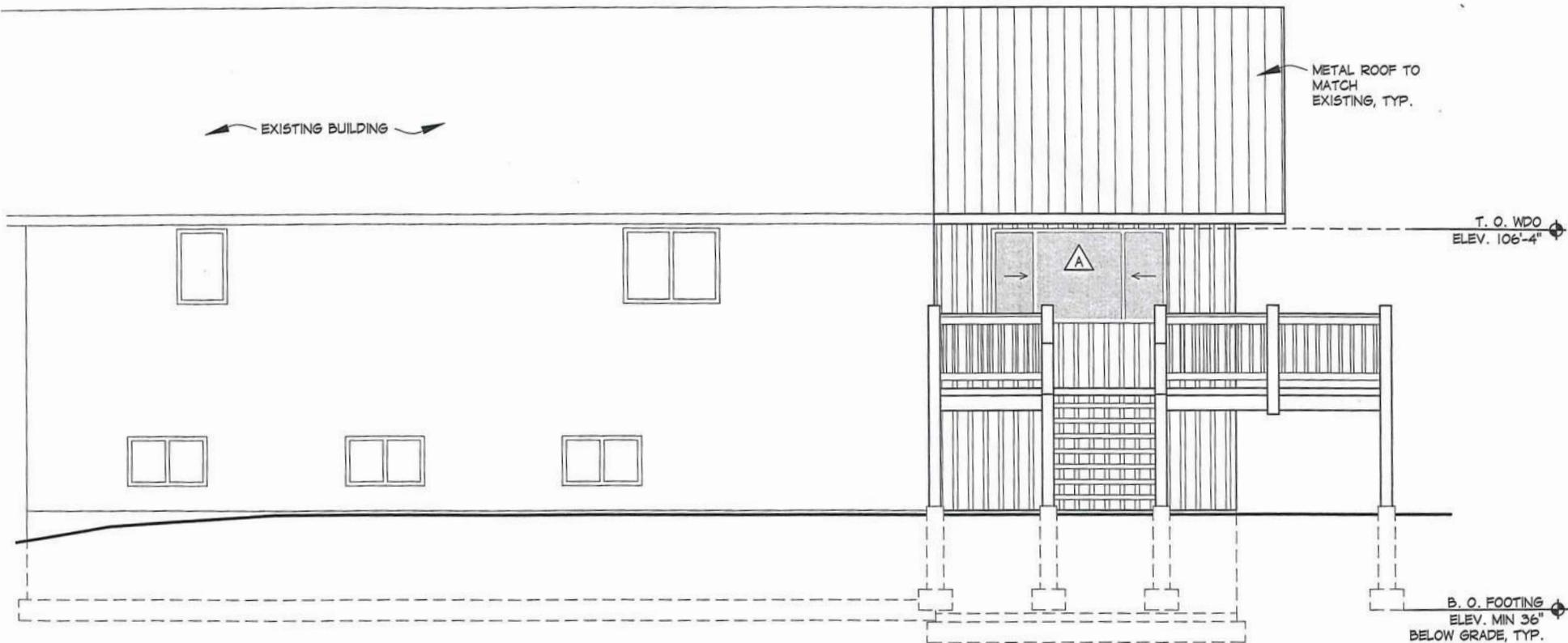
COMMISSIONERS' CERTIFICATE
 PRESENTED TO THE TETON COUNTY BOARD OF COMMISSIONERS ON THE FOLLOWING DATE AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 Sept 15, 1983 DATE
 James Crooke CHAIRMAN, COUNTY COMMISSIONERS

NOTE: TETON COUNTY WILL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY PARTURE OF ANY STREET, ALLEY, OR ROAD WITHIN THIS SUBDIVISION.

RECORDER'S CERTIFICATE
 STATE OF IDAHO COUNTY OF TETON I DO HEREBY CERTIFY THAT THIS PLAN WAS FILED THIS 27 DAY OF Sept, 1983, AT 11:55 AM AT THE REQUEST OF David Johnson
 INSTRUMENT NO. 8-3871
 E. Wayne Schiess COUNTY RECORDER

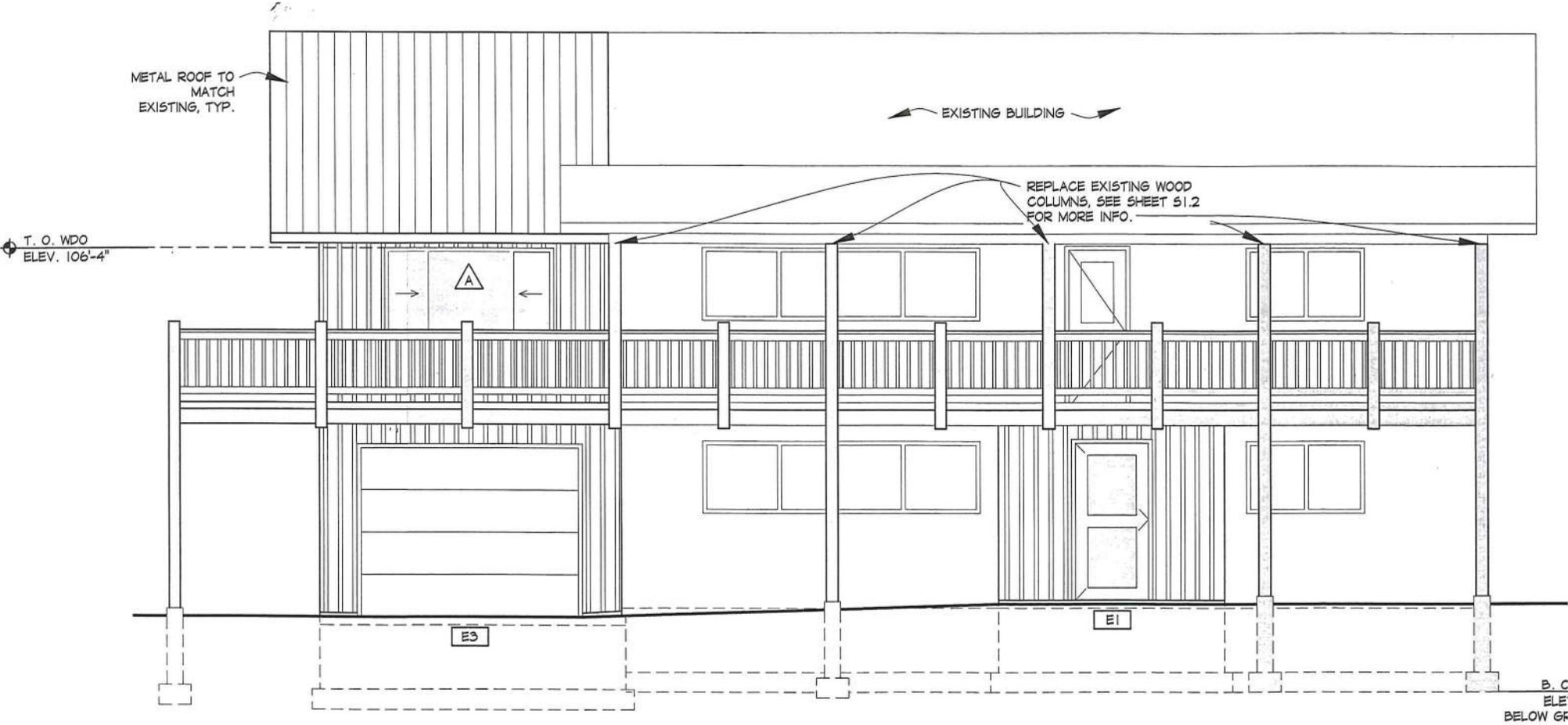
AN ENGINEERING FIRM INCORPORATED IN IDAHO
 DENIS B. BARBARA LYMAN JACKSON, WYOMING (307) 733-2555
 SURVEYOR LICENSED IN NW1/4NW1/4, SEC. 18 AND SW1/4SW1/4, SEC. 18, T.3N., R.46E.
 DRAWN: MAY 4, 1983
 PROJECT NO.: 82-48



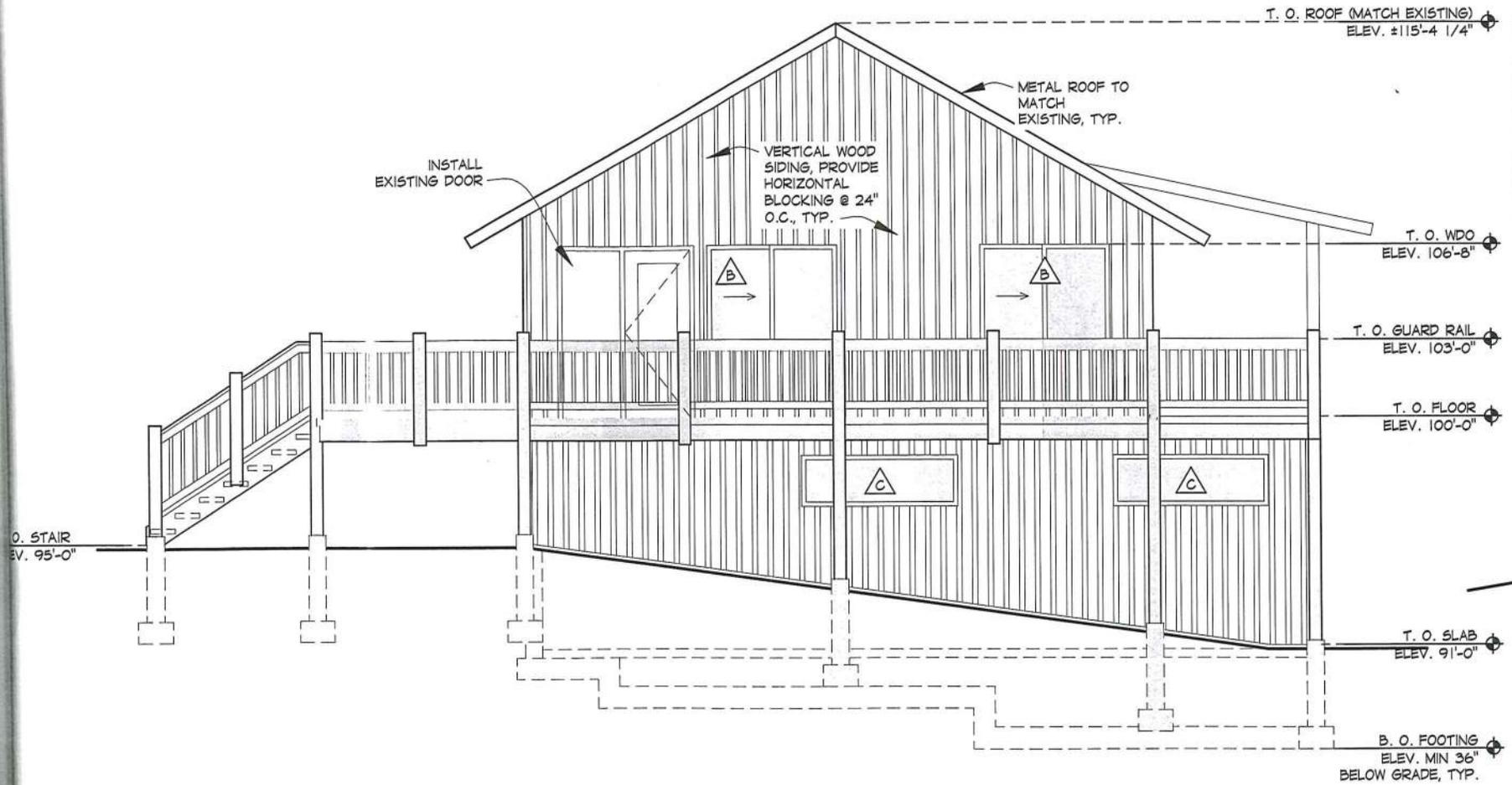


1 EAST EXTERIOR PLAN
A3.1 1/4"=1'-0"

SECTION



3 WEST EXTERIOR PLAN
A3.1 1/4"=1'-0"



2 SOUTH EXTERIOR ELEVATION
A3.1 1/4"=1'-0"

1X6 STK T&G WP4 Fineline R/S Back KD

Item#: 250030-1680

We inventory kiln-dried, Select Tight Knot Western Red Cedar that has the following features and characteristics.

- Kiln-dried cedar is dimensionally stable. Warp, cup, twist, and checking are minimized.
 - Western Red Cedar is naturally resistant to rot, insect damage and decay. It is a superior product for exterior applications.
 - STK cedar does not need to be chemically treated.
 - WRC is light weight, soft textured, free of pitch and is easy to cut, rip and mill with regular woodworking tools.
 - Knot size and defects are limited by grade and do not detract from the cedar's natural beauty.

 - STK Western Red Cedar is available in a full range of sizes in both boards and dimension lumber. Additionally, Disdero carries a full line of appearance grade WRC Timbers to complement any cedar project.
 - STK Western Red Cedar is available in many different patterns including tongue and groove paneling, shiplap patterns, roof decking, patio decking, and beveled cedar siding.
 - Western Red Cedar accepts a variety of stains and finishes.
 - Select Tight Knot Western Red Cedar will add beauty and warmth to any interior or exterior project.
-

Applications:

For Product Specifications...

Other Western Red Cedar - Knotty Products

STK Channel Rustic Texture R/S KD

- 1X6
- 1X8
- 1X10

STK S1S2E R/S KD

- 1X3
- 1X4
- 1X6



[Find Available Deck Stains](#)

[Find Available Siding Stains](#)

SW 3542 Charwood

Exterior Semi-Transparent Stain

[View all Semi-Transparent stain colors](#)

[ADD TO PROJECT LIST](#)

[SAVE TO myS-W.com](#)

3

1

11

houzz

Due to individual computer monitor limitations, colors seen here may not accurately reflect the selected stain. To confirm your color choices, visit your neighborhood Sherwin-Williams store and refer to our in-store color cards.

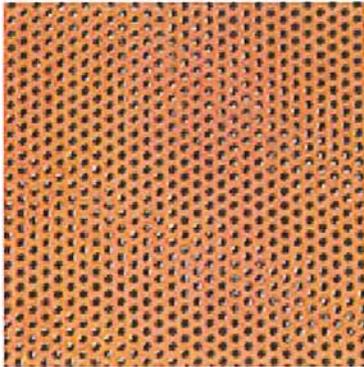


Call today: **855-426-7836** or email us at **sales@perforated.com**

ROUTE TRUCKS SERVICING ALL OF THE U.S.A. AND CANADA

[REQUEST A QUOTE »](#)

PERFORATED CORTEN FLAT SHEETS



Standard Perforation Pattern
.127 Round Holes With 7/32" Stagger and a 30.5 % Open Area
48" Wide x Any Length

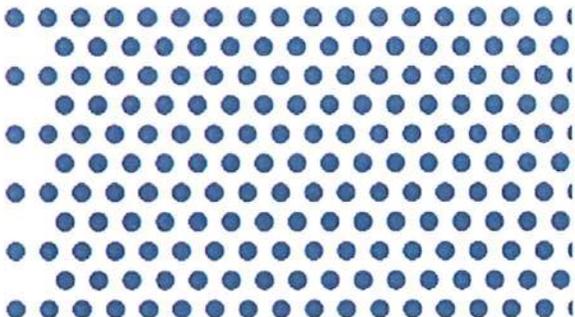
A606-4 (Aka Corten) in 22 Gauge
Galvalume® in 24 Gauge
Painted Polar White in 24 Gauge

Custom finishes, gauges and perforation patterns are available.
Please Click on the request a quote icon and fill in the specifics.

A606-4 (AKA Corten) does not arrive pre-rusted. Weathering steel will rust naturally when exposed to the weather.

Perforated Corten Flat Sheets will be manufactured to any length needed.

Requesting a quote is simple with our quick quote form located on this page. Fill it out and get a delivered price.



PERFORATED CORTEN FLAT SHEETS REQUEST FORM

SPECIFICATIONS

Select A Finish



Select A Panel Profile



Select A Gauge



Select A Perforation Pattern



Material List or Square Footage

Additional Information

SHIPPING INFORMATION

Select a Country

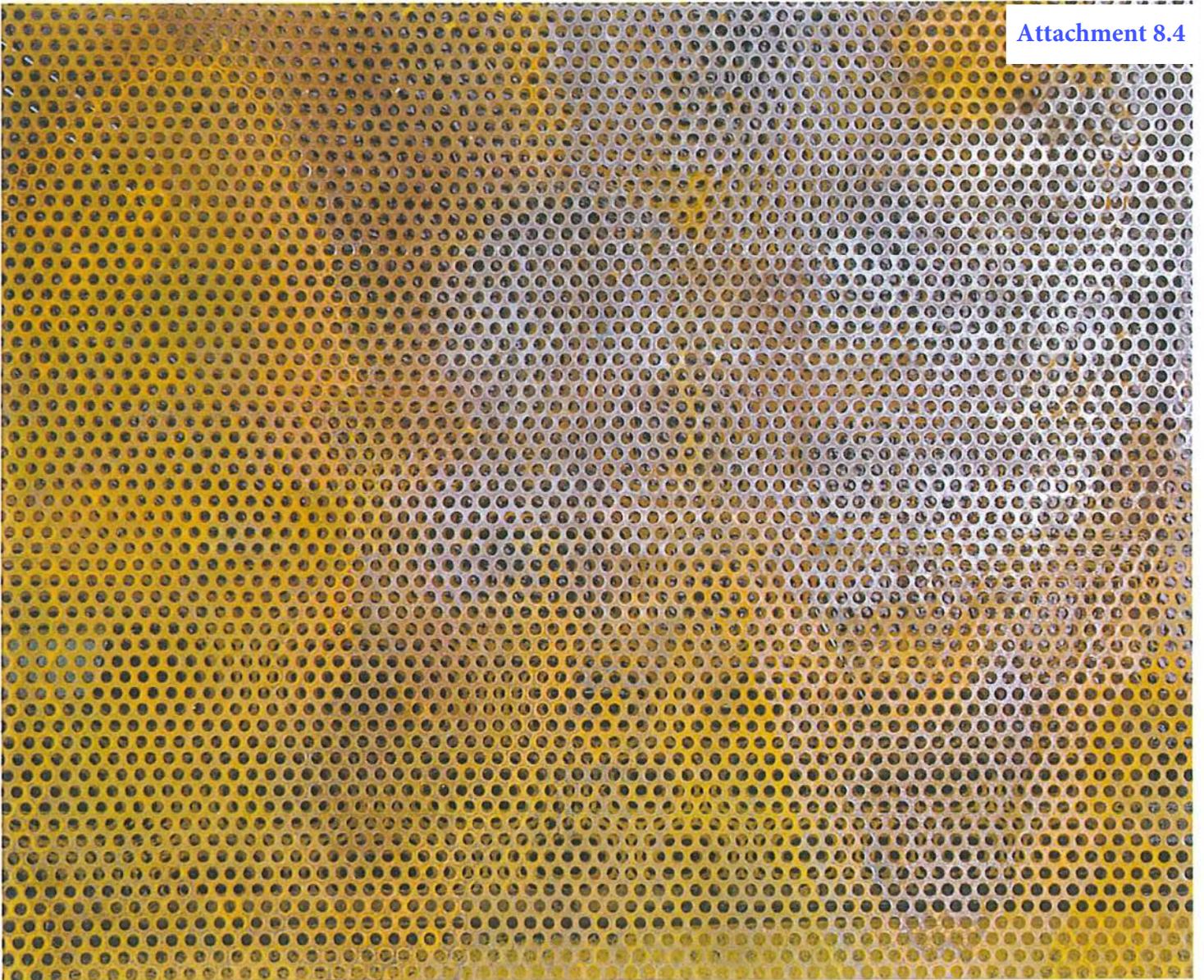


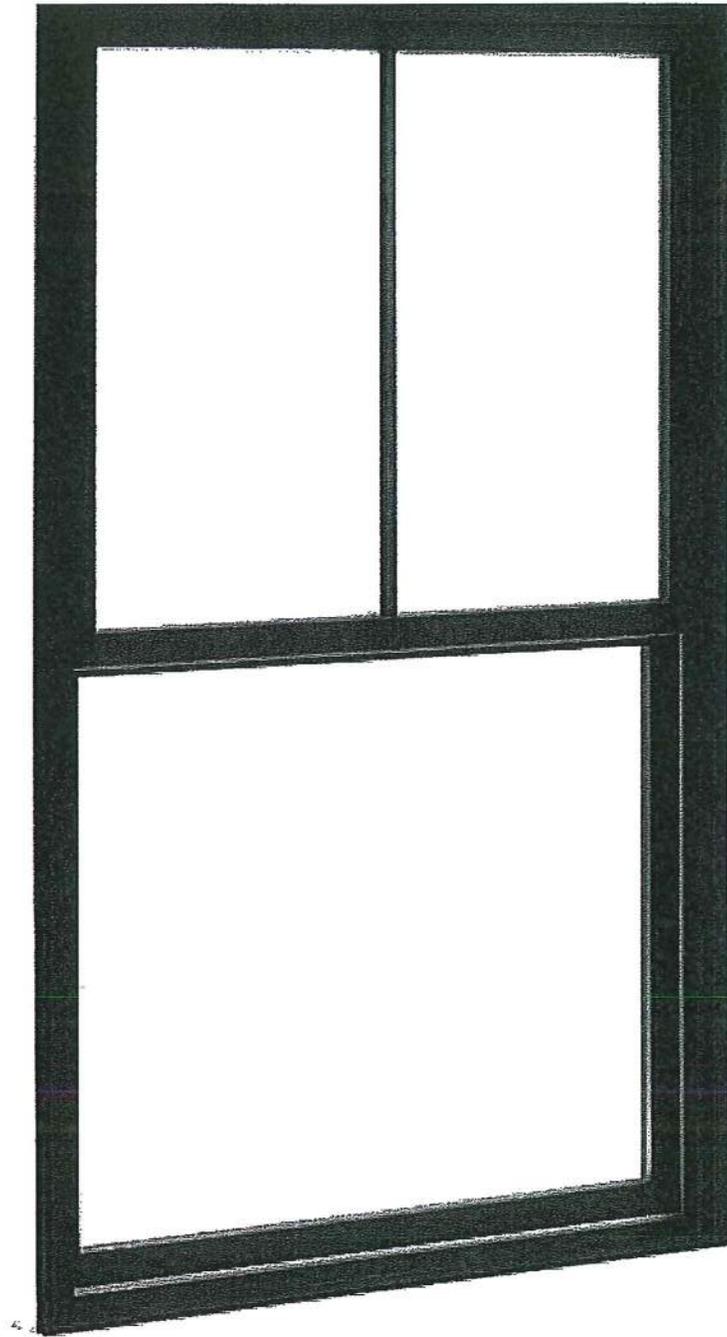
*Full Shipping Address

CONTACT INFORMATION

*Company Name:

*Contact Name:

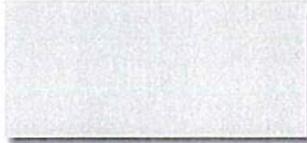




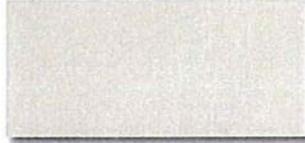


- Stone White
- Cashmere
- Pebble Gray
- Bronze
- Evergreen
- Ebony

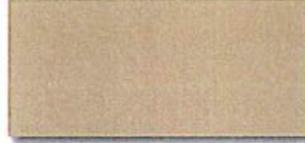
MS Colorfast45® Paint System



Polar White (80)
SR = 0.58 | TE = 0.87 | SRI = 68



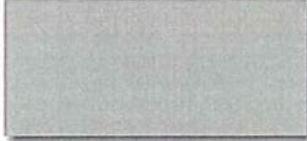
Light Stone (63)
SR = 0.50 | TE = 0.88 | SRI = 58



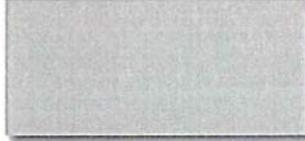
Mocha Tan (22)
SR = 0.52 | TE = 0.87 | SRI = 60



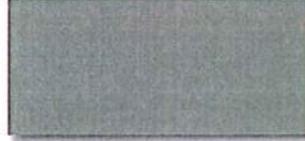
Antique Bronze (D4)
SR = 0.36 | TE = 0.88 | SRI = 39



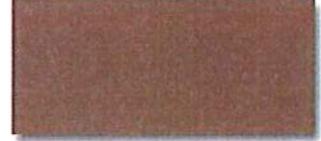
Taupe (74)
SR = 0.44 | TE = 0.87 | SRI = 49



Ash Grey (25)
SR = 0.37 | TE = 0.88 | SRI = 40



Charcoal (17)
SR = 0.30 | TE = 0.87 | SRI = 31



Brown (12)
SR = 0.31 | TE = 0.87 | SRI = 32



Dark Brown (44)
SR = 0.27 | TE = 0.87 | SRI = 27



Forest Green (26)
SR = 0.27 | TE = 0.87 | SRI = 27



Fern Green (07)
SR = 0.30 | TE = 0.88 | SRI = 31



Sierra Green (20)
SR = 0.38 | TE = 0.87 | SRI = 41



Ocean Blue (35)
SR = 0.30 | TE = 0.88 | SRI = 31



Red (24)
SR = 0.30 | TE = 0.86 | SRI = 30



Galvalume® (41)*
SR = 0.67 | TE = 0.14 | SRI = 56

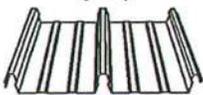
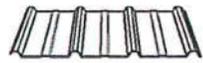
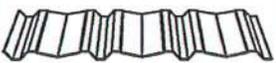
SR = Solar Reflectance • TE = Thermal Emittance • SRI = Solar Reflectance Index



All Colors Meet or Exceed Steep Slope ENERGY STAR® Requirements
* Non-Painted Finish

Visit metalsales.us.com for valuable tools and resources.



COMMON 26 GAUGE PANEL PROFILES (COVERAGE)			
Vertical Seam (12", 16" & 18") 	Clip-Loc (16") 	Image II (12" & 16") 	Delta Rib (24" & 36") 
R-Panel/PBR-Panel (36") 	U-Panel/PBU-Panel (36") 	IC72-Panel (36") 	V-Line 32 (32") 
Classic Rib® (36") 	Pro-Panel II® (36") 	7/8" Corrugated (varies) 	Span-Line 36A (36") 
2 1/2" Corrugated (varies) 	<p><i>Panels are available in other gauges also. Please inquire. Not all colors and gauges are stocked at all branches. Color samples are close representations but are limited by processing and viewing conditions. Actual samples are available by request. For all specific warranty, application, installation and technical information regarding these products, contact your sales representative.</i></p>		

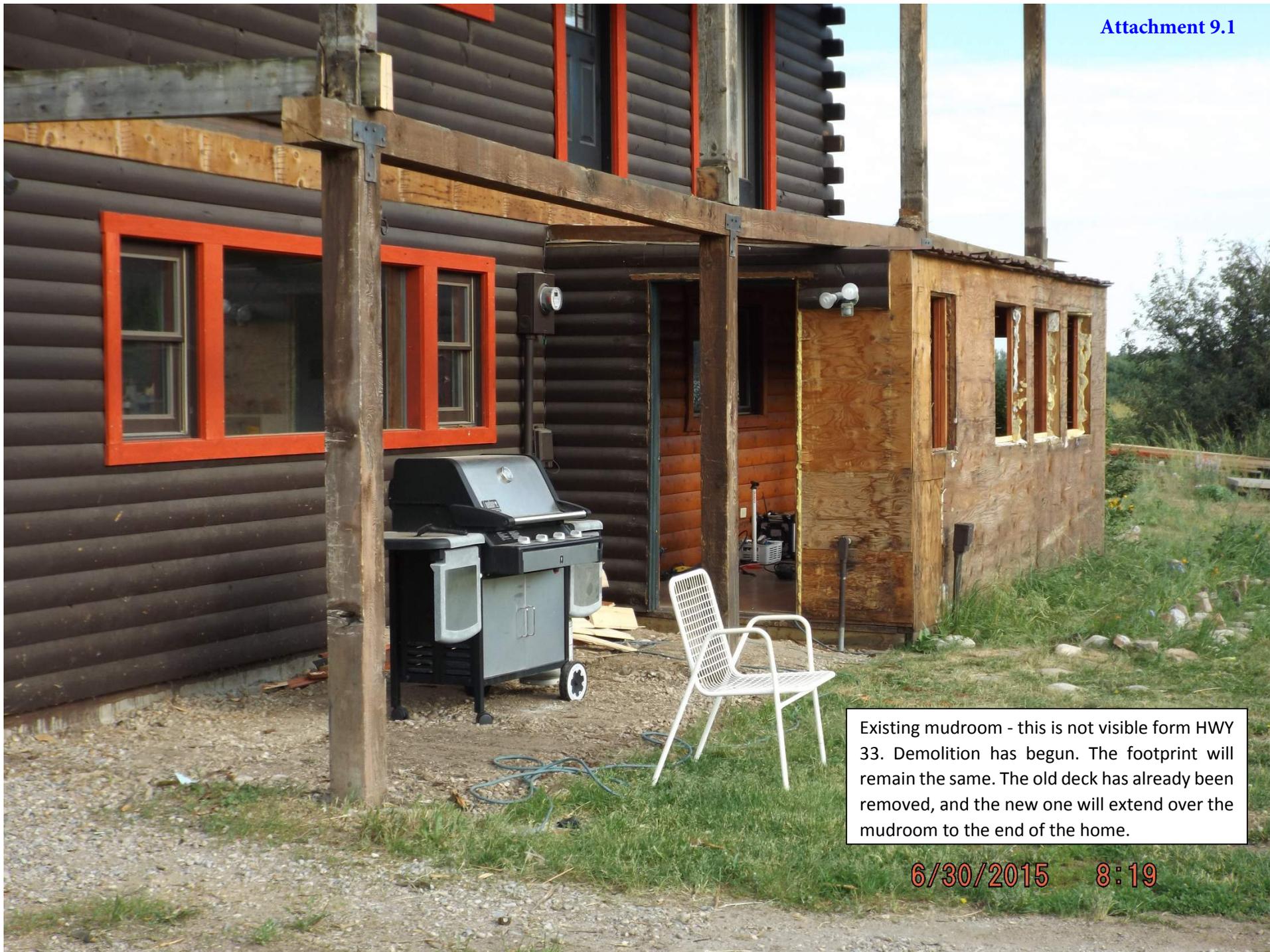
MS COLORFAST45® PAINT SYSTEM	
<p>MS Colorfast45® is a thermoset paint system composed of polyester resin which has been modified with silicone resin. The MS Colorfast45® system offers good protection from the elements with special consideration to chalk and fade resistance, durability, and chemical resistance.</p>	<p>Color side of panel: Primer shall have a dry film thickness of 0.20 - 0.30 mil. Top coat shall have a dry film thickness of 0.70 - 0.80 mil. Total dry film thickness 0.90 - 1.10 mil.</p> <p>Reverse side of panel: Primer shall have a dry film thickness of 0.20 - 0.30 mil. Top coat shall have a dry film thickness of 0.30 - 0.40 mil. Total dry film thickness 0.50 - 0.70 mil.</p>
<p>All measurements are in accordance with ASTM D 1005.</p>	

MS COLORFAST45® PAINT PERFORMANCE						
Salt Spray Resistance		Direct and Reverse Impact				
ASTM B 117	1,000 Hours	Creep from scribe no more than 1/16" (2mm), no blisters	<table border="1"> <tr> <td>ASTM D 2794</td> <td>80 in-lbs</td> <td>No visible paint removal with cellophane tape</td> </tr> </table>	ASTM D 2794	80 in-lbs	No visible paint removal with cellophane tape
ASTM D 2794	80 in-lbs	No visible paint removal with cellophane tape				
Humidity Resistance		Water Immersion				
ASTM D 2247	1,000 Hours	No field blisters	<table border="1"> <tr> <td>ASTM D 870</td> <td>500 Hours</td> <td>No loss of adhesion (100°F)</td> </tr> </table>	ASTM D 870	500 Hours	No loss of adhesion (100°F)
ASTM D 870	500 Hours	No loss of adhesion (100°F)				
Abrasion Resistance		Cross-Hatch Adhesion				
ASTM D 968	Method A	30 liters/mil minimum	<table border="1"> <tr> <td>ASTM D 3359</td> <td>cello. tape</td> <td>No paint removal</td> </tr> </table>	ASTM D 3359	cello. tape	No paint removal
ASTM D 3359	cello. tape	No paint removal				
Chalk Resistance		Color Change				
ASTM D 4214	2,000 Hours	No chalking greater than #8 rating	<table border="1"> <tr> <td>ASTM D 2244</td> <td>2000 hours</td> <td>Not exceed 5 NBS units</td> </tr> </table>	ASTM D 2244	2000 hours	Not exceed 5 NBS units
ASTM D 2244	2000 hours	Not exceed 5 NBS units				
Bend Adhesion		Flame Spread Rate				
ASTM D 4145	2T	No loss of adhesion	<table border="1"> <tr> <td>ASTM E 84</td> <td></td> <td>Class A Coating</td> </tr> </table>	ASTM E 84		Class A Coating
ASTM E 84		Class A Coating				



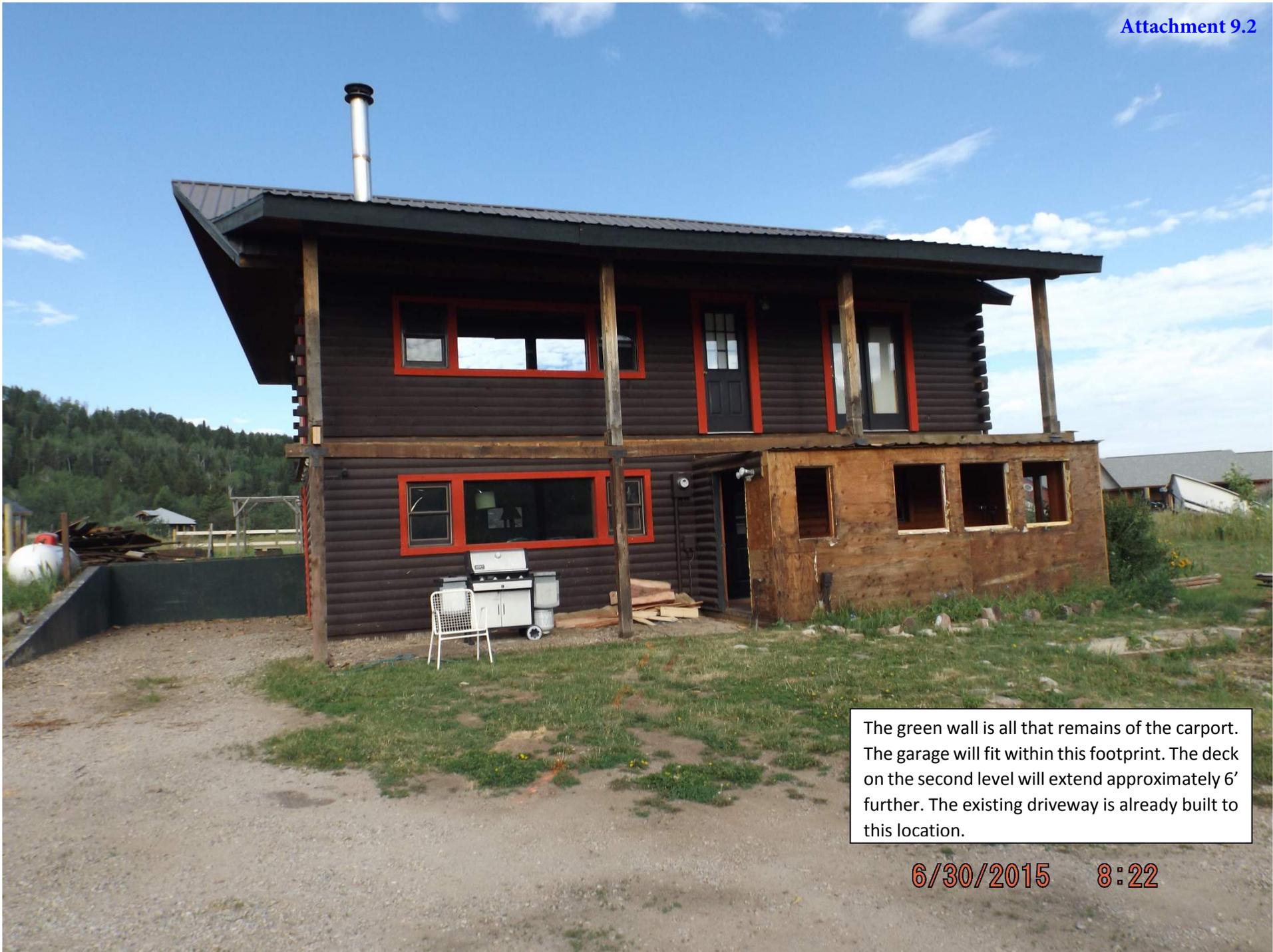
When installed properly, this product will help reduce energy costs. Actual savings will vary based on geographic location and individual building characteristics.

5/15 1094



Existing mudroom - this is not visible from HWY 33. Demolition has begun. The footprint will remain the same. The old deck has already been removed, and the new one will extend over the mudroom to the end of the home.

6/30/2015 8:19



The green wall is all that remains of the carport. The garage will fit within this footprint. The deck on the second level will extend approximately 6' further. The existing driveway is already built to this location.

6/30/2015 8:22

There are existing doors on the side of the home that accessed the carport and deck. These will access the garage and living room/office area. The new deck will wrap around the living room/office area and continue along the front of the house.



6/30/2015 8:19



The wraparound deck will not extend along the back of the home, except along the new living room/office space area. The deck will extend approximately 6' on the side and front of the home. On the back side, it will extend approximately 8' with stairs leading down to the back yard.

6/30/2015 8:20

View from Highway 33.



6/30/2015 8:31

View from Highway 33.



6/30/2015 8:31

Google Earth image of home from HWY 33 - old carport and deck are visible.

