



**AGENDA**  
**PLANNING AND ZONING COMMISSION**  
**PUBLIC HEARING**  
**May 10, 2016**  
**STARTING AT 5:00 PM**

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

1. Approve Minutes
  - April 12, 2016
2. Chairman Business
3. Administrator Business

**5:00 PM – Item #1 – WORK SESSION: Draft Code:** Discussion of Draft Land Use Development Code with the Board of County Commissioners.

**No public comment will be taken regarding the Draft Land Use Development Code.**

**6:00PM – Item #2 - PUBLIC HEARING: Zoning Map Amendment AND PUBLIC HEARING: Conditional Use Permit Application**

Michael and Rachel Fortier, owners of the Fin and Feather Bed & Breakfast, are applying for a zoning map amendment and a conditional use permit. The Fin and Feather was permitted as a Residential Bed & Breakfast in 2014, which allows up to 3 rooms. The Fortiers would like to increase the number of rooms to 5 to accommodate their growth, allow for an operational buffer, and allow for business insurance. A bed & breakfast with 5 rooms is considered a Bed & Breakfast Inn, which is not permitted in the A-2.5 zone. This proposal includes rezoning the Fortier parcel, located at 9444 S HWY 31, Victor, ID 83455, from A-2.5 to R-1, followed by a Conditional Use Permit application for a Bed & Breakfast Inn. This increase in rooms does not require any additional construction.

**Legal Description:** RP00460000010; LOT 1 BROWNS ACRES SEC 17 T3N R45E

**6:30PM – Item #3 - PUBLIC HEARING: Application for River Rim Ranch PUD Division II to amend the Phase I Plat and Development Agreement.** GBCI Other Real Estate, LLC & 211 West Rim, LLC, is proposing an amendment to the River Rim Ranch PUD Division II, Phase I, Final Plat that would return the golf course portion of the PUD and the “incidental uses” associated with the golf course. The proposed amendment includes the following changes to the West Rim Village (entrance) Area: office, conference space, and spa uses in the existing headquarters building; A commercial support center with a gift shop, coffee shop, and convenience store uses; A recreation center; 12 work force housing units; and storage facility. The proposed amendment also includes the following changes to the Golf Village Area: Modifying Tract D from 45-Cluster Chalets to 48- two room “Hospitality Suites”; Modifying Tract E from 12 residential lots to 48- two room “Hospitality Suites” and Pro Shop, dining and spa uses; eliminating the 3 residential lots on Tract G for the O&M facilities; removing the 6 lots from Tract J for the driving range. The Development Agreement would be modified to: allow the golf course and associated incidental uses, identify the uses of each lot/tract in Phase I, and update the cost estimate and timelines.

**Legal Description:** River Rim Ranch Division II PUD, Phase I. Further described as: Parts of Sections 8, 9, 16, 17, 20, 21, 22, 29 Township 6N Range 45E B.M., Teton County.

**ADJOURN**

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- **Written comments received by 5:00 pm, April 29, 2016 will be incorporated into the packet of materials provided to the Planning & Zoning Commission prior to the hearing.**
  - Information on the above application(s) is available for public viewing in the Teton County Planning and Zoning 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](http://www.tetoncountyidaho.gov). To view these items, select the Planning & Zoning Commission department page, then select the Public Hearing of May 10, 2016 item in the Additional Information Side Bar.
  - Comments may be emailed to [pz@co.teton.id.us](mailto:pz@co.teton.id.us). Written comments may be mailed or dropped off at: Teton County Planning & Building Department, 150 Courthouse Drive, Room 107, Driggs, Idaho 83422. Faxed comments may be sent to (208) 354-8410.
  - Public comments at this hearing are welcome.

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