



AGENDA
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
January 12, 2016
STARTING AT 5:00 PM

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

1. Approve minutes
 - December 8, 2015
2. Chairman Business
3. Administrator Business

5:00 PM – PUBLIC HEARING: Conditional Use Permit Application for the Cowboy Church. David Kite has applied for a Conditional Use Permit for a “Church or Place of Worship” on a property owned by Valley Group Holdings, LLC. This project is located north of Driggs, at 4369 N. Hwy 33. The applicant is not proposing any new structures or changes to the existing building, so a scenic corridor design review is not required. This parcel is zoned A-2.5.

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

5:30 PM – PUBLIC HEARING: Concept Approval for Walipini Subdivision. Grace Hartman is proposing a 3 lot subdivision on an 8-acre parcel owned by the James Chin Revocable Trust. Two lots will be 2.5 acres, and the third lot will be 3 acres. This project is located south of Victor, at 10645 Old Jackson Highway. This parcel is zoned A-2.5.

Legal Description: RP03N46E198100; TAX #6313 SEC 19 T3N R46E

6:00 PM - WORK SESSION: Draft Code: Discussion of Article 13: Property Development Plan.

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

ADJOURN

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- **Written comments received by 5:00 pm, January 1, 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. To view these items, select the Planning & Zoning Commission department page, then select the Public Hearing of January 12, 2016 item in the Additional Information Side Bar.
 - Comments may be emailed to pz@co.teton.id.us. Written comments may be mailed or dropped off at: Teton County Planning & Building Department, 150 Courthouse Drive, Room 107, Driggs, Idaho 83422. Faxed comments may be sent to (208) 354-8410.
 - Public comments at this hearing are welcome.

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

DRAFT TETON COUNTY PLANNING AND ZONING COMMISSION
Meeting Minutes from December 8, 2015
County Commissioners' Meeting Room, Driggs, ID

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

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

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

Approval of Minutes:

Motion: Mr. Arnold moved to approve the minutes from November 10, 2015. Mr. Moyer seconded the motion.

Vote: The motion was unanimously approved.

Chairman Business

Mr. Hensel reminded the commissioner there would not be a second meeting in December.

Administrative Business

Mr. Boal asked if there were any comments on the Meeting Notes for the November 17th meeting. Mr. Robson mentioned that Commissioner Leake and Commissioner Riegel were at the meeting but were not listed as present at the top of the page. Staff will add that they were present to the meeting notes.

Ms. Rader asked if Mr. Haddox had ranked the Action Items that were discussed at the November 17th meeting, and he had not.

SCENIC CORRIDOR DESIGN REVIEW: Zahe Elabed (On Time Financial LLC): Building a single-family home and guest cabin in Fox Creek Village, located at 395 W. 4500 S. The building site is completely within the Scenic Corridor Overlay.

Ms. Rader commented the application is on the corner of Fox Creek Village at Hwy 33 and 4500 S. The lot is a reserve lot that has not been given a use designation, so the staff determined that the lot should be treated as a regular residential lot under the current zoning of A-2.5. The majority of the property is within the scenic corridor, with the eastern 75 feet out. There is currently nothing on the property that would screen it from view from Highway 33. The applicant has agreed to provide some screening. Fox Creek Village does have a landscape easement along the Highway on this property, but it does not appear that landscaping has been planted there.

Mr. Haddox commented he is a neighbor and is also on the board of the Cherry Grove Canal Co. and wanted that to be known in the public record.

Public Comment:

There was no public comment.

Commission Deliberation:

Mr. Hensel commented he did not have a problem with the application and encouraged the owner to be generous with planting landscaping.

Mr. Arnold agreed that the application was well thought out and he did not have a problem with the structures.

Mr. Breckenridge asked if screening was required for outdoor storage. Mr. Boal commented outdoor storage is required to be screened and the applicant has shown landscaping to screen the building.

Motion: Mr. Arnold moved that having found that the proposed development for Zahe Elabed 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. Building materials shall not be highly reflective materials.
4. All utilities shall be placed underground.
5. Any satellite dishes shall be located to minimize visibility from Highway 33 and shall use earth tone colors and/or screening to minimize their visual impact.
6. The landscaping and revegetation shall be done prior to the final Certificate of Occupancy
7. The Fox Creek Canal Company may have a pipeline that crosses this property. The applicant shall identify the location of this pipe and meet required setbacks.

Mr. Breckenridge seconded the motion.

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

Motion: Mr. Breckenridge moved to adjourn the Public Meeting portion of the meeting and continue with the Work Session. Ms. Robson seconded the motion.

Vote: The motion was unanimously approved.

The Public Meeting portion of the meeting was adjourned at 5:25 PM.

WORK SESSION: Draft Code: Discussion of the Draft Zoning Map

Summary of the 12/7 BoCC work meeting & the Plan Forward

Mr. Boal reviewed the work meeting he had with the Board of County Commissioners on December 7th. The BoCC has asked staff to start gathering PZC's perspective of the "strategies" that have been utilized through the writing and revision process, as well as start explaining how certain goals/policies of the Comprehensive Plan are being met in the new code. To start the process, staff asked PZC members to complete the "Guiding Principle" exercise by the first meeting in January. Staff suggested looking at the action items and goals/policies of the Comprehensive Plan, explaining them in their own words, and explaining how they perceive they have been inserted in to the code or in the process. This exercise will be anonymous. Mr. Hensel will write a letter to the BoCC on behalf of the PZC to express concerns they currently have.

Staff and PZC reviewed and agreed on the plan and timeline for moving forward with the draft code on the work meeting primer. It was also decided that the PZC chair will call for a roll call vote, using a majority rules approach, if there are topics/changes to the code that are talked about and complete consensus cannot be reached.

Review of the Draft Zoning Map, Renaming of the AW Zone, Review of Densities

PZC reviewed the draft zoning map boundaries. It was agreed that the Agricultural Wetlands zone would be renamed to Lowland Agriculture. The importance of the zoning boundaries was discussed, and the idea of utilizing the same density in the three rural zones (Rural Agriculture, Lowland Agriculture, and Foothills) and expounding on the approval criteria for each zone was discussed. The majority of the PZC supported this approach, acknowledging that Commissioner Johnston has expressed concern about it in the past. It was agreed that the current boundaries on the draft map are sufficient, and if property owners wish to change the zoning of their property (in the three rural zones discussed, not Agricultural Rural Neighborhood), those changes are easy to accommodate during the public outreach portion of the adoption process if the same density for each of the three zones is used.

The discussion of using the same density for the three zones started a discussion on density options and required studies. The purpose of the "studies" in Article 13 were discussed. The studies are being required to ensure that as the intensity of a development increases (i.e. increased density, type of development, or location of development), there is additional review and justification for the location of the development and that resources of great concern are being addressed at a higher level of scrutiny due to the greater potential for impact. It is not to place additional requirements on an application in hopes of discouraging development.

Staff is going to review different density scenarios for Article 3, utilizing the same density in the three zones (Lowland Ag., Foothills, and Rural Ag.). PZC suggested starting with densities of a minimum of 1/40 and a maximum of 1/10. Staff did express concerns with 1/10 but agreed to include it in the scenarios and analysis that will be done.

The one-acre minimum lot size was discussed. The majority of the PZC supported this approach, acknowledging that Commissioner Johnston has expressed concern about it in the past

Motion: Mr. Booker moved to adjourn the meeting. Ms. Robson seconded.

Vote: The motion was unanimously approved.

The meeting adjourned at 8:12 PM.

Respectfully Submitted,
Sharon Fox, Scribe

Dave Hensel, Chair

Sharon Fox, Scribe

Attachment:

1. PZC 12/8/2015 Meeting Packet



AGENDA
PLANNING AND ZONING COMMISSION
PUBLIC MEETING
December 8, 2015
STARTING AT 5:00 PM

DRAFT TETON COUNTY PLANNING AND ZONING COMMISSION
Meeting Minutes from November 10, 2015
County Commissioners' Meeting Room, Driggs, ID

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

- 1. Approval of Minutes
- November 10, 2015
2. Chairman Business
3. Administrator Business

5:00 PM - SCENIC CORRIDOR DESIGN REVIEW: Zabe Elabed (On Time Financial LLC): Building a single-family home in Fox Creek Village, located at 395 W 4500 S. The building site is completely within the Scenic Corridor Overlay.

Legal Description: RP002000000R0; RESERVED AREA FOX CREEK VILLAGE PUD SEC 25 T4N R4SE

5:20 PM - WORK SESSION: Draft Code: Discussion of the Draft Zoning Map.

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 December 8, 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 two (2) business days prior to the meeting at 208-354-8775.

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

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

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

Approval of Minutes:

Motion: Mr. Arnold moved to approve the minutes from August 11, 2015. Mr. Moyer seconded the motion.

Vote: All in favor. Ms. Johnston abstained from voting.

Ms. Johnston did not feel comfortable voting on the August 11, 2015 meeting minutes because she felt there was more information that could have been added about the Work Session portion of the meeting.

Motion: Mr. Arnold moved to approve the minutes from October 20, 2015, as amended to add "The Planning and Zoning Commission was expecting to receive the University of Idaho's comparison of the Teton County draft code and the Comprehensive Plan to review at this meeting." at the bottom of the first page, under the Review of the University of Idaho's Draft Findings. Ms. Johnston seconded the motion.

Vote: The motion passed unanimously.

Chairman Business:

Mr. Hensel asked the Commission how they felt about the Board of County Commissioners' decision to no longer have audio recordings of meetings. The Commission felt that it was important for meetings to be recorded, and they would like the PZC meetings to continue to have an audio recording in addition to meeting minutes. It was decided that staff would inform the Board of County Commissioners of this desire.

Mr. Hensel brought up the idea of having a written summary of meetings provided by staff. Some Commissioners were concerned with the amount of time it would take staff to write a summary about meetings. Mr. Boal said staff could provide a "wrap-up" summary at the end of meeting discussions, and staff could also provide a written summary at the beginning of each meeting describing what was discussed at the previous meeting.

Administrative Business:

Mr. Boal informed the Commission that the annual thank you get together has been scheduled for January 5, 2016. He also informed the Commission that the University of Idaho review of the draft code was expected by the end of the week.

WORK SESSION: Draft Code: Discussion of the Draft Zoning Map

Preservation Zone

Mr. Boal explained that the Preservation zone only included state and federal lands. Private property owners could request that zoning in the future.

Residential Zones

Mr. Boal showed the PZC the proposed residential zoning boundaries. He then showed the PZC the supplemental maps that were used to help draw the zoning boundaries, including the Comprehensive Plan Framework map (used as a starting point), steep slopes, agricultural lands, wetlands, parcel density, and parcel building suitability.

Ms. Johnston would like to see a map of wildlife data to see how it might affect the proposed zoning boundaries. Mr. Boal said staff is working on getting that data, so it can be used in the future. Mr. Arnold brought up two large parcels of land that are currently located in the Foothills zone near Packsaddle Road; they are currently being farmed and similar in nature to the neighboring Rural Agriculture zone. The PZC agreed these parcels could be changed to Rural Agriculture.

The PZC discussed the name of the Agricultural Wetlands zone. The name is confusing because it implies the land within that zoning district contains a wetland. Ms. Johnston and Mr. Larson suggested renaming the zone to something like "Lowland Agriculture". The PZC agreed the zone should be renamed, and staff will work on creating name options for the zone.

The PZC agreed they were comfortable with the methodology used to create the proposed zoning map. Mr. Boal will email the PZC the suitability maps that were left out in his previous email. The PZC agreed to continue looking at the maps and inform staff if they have any concerns. Mr. Booker mentioned that the scales on the maps were not accurate. Staff will check the scales to ensure they are accurate.

Commercial Zones

The PZC discussed commercial zones. The Comprehensive Plan says commercial zoning should be limited to the cities. Mr. Boal explained that the residential zones do allow some commercial uses. The majority of the PZC agreed that commercial zoning should not be located in the county, outside of the cities and their Area of Impacts. Mr. Booker recommended that staff contact the property owners that currently have commercial zoning to explain this change.

Industrial Zones

There are two industrial zones: Heavy Industrial and Light Industrial. Mr. Haddox mentioned that the Draft Code uses "Light Manufacturing" in Article 10 instead of "Light Industrial". The majority of the PZC agreed that gravel pits, the County Transfer Station, and Walters' Ready Mix should be Heavy Industrial. They also agreed that Rocky Road Industrial Park, Driggs Centre, Kaufman Timber, Teton Valley Log Homes, and the former Bergmeyer Manufacturing property should be Light Industrial.

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

VOTE: The motion was unanimously approved.

The Work Session adjourned at 8:01 PM.

Respectfully Submitted,
Kristin Rader, Scribe

Dave Hensel, Chair

Kristin Rader, Scribe

TETON COUNTY PLANNING AND ZONING COMMISSION
 Meeting Notes, Summary from November 17, 2015
 County Commissioners' Meeting Room, Driggs, ID

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

COUNTY STAFF PRESENT: Ms. Kristin Rader, Planner

General Action Items:

- PZC decided they will not have a second meeting in December. The only meeting will be Tuesday, December 8.
- Staff will print copies of the most recent version (DropBox version) of the draft code for all PZC members.

University of Idaho Review:

- PZC discussed the University of Idaho Review of the Draft Code with the Comprehensive Plan. This was a draft document, but the general consensus was that the PZC was not happy with the review. PZC would like the document to be more professional, including an executive summary, realistic recommendations, and comparisons to rural or resort town communities.
- An additional third party review of the Draft Code was discussed. It was decided that PZC wants to finish the Draft Code to present it to the BoCC and the public. The majority of the PZC does not feel a third party review is necessary, and they do not want to spend more time on another review. The BoCC may decide that they want another third party review.
- It was decided that the PZC will continue reviewing the Draft Code, with a public review draft ready by the end of March 2016 to provide to the BoCC. At this time, it will be decided whether or not a third party review will be done or if PZC will take the Draft Code to the public for review.

Action Item Rankings:

- PZC discussed the list of action items that were ranked in January 2014. PZC commented on each item in terms of the draft code (see attached copy).
- Staff will add Sarah's rankings to the list (included in attached copy). Jack will also rank the items, which will be incorporated into the list.

Comp Plan Action Item Ranking by Teton County P&Z													
Notes from the 11/17/2015 PZC meeting													
											JH	average total	
2	Zone changes to reflect the Framework Plan and encourage development of town neighborhoods adjacent to and within existing cities and reduce density in sensitive rural areas.	3	4	5	5	5	1	4	4	5	5	4.10	36
This has been covered in the draft code.													
41	Facilitate non-viable subdivisions; amend County Code to strengthen penalties for weed violations.	2	4	3	4	4	3	4	5	4	4	4.00	36
Not necessarily applicable with a zoning code, but there are options for vacating and helming with weeds (vacation process, TDRs, sensitive management plan)													
40	Consider amending the Subdivision Ordinance to allow Family Lot Splits and/or a Short Plat process.	5	4	4	4	2	5	2	5	4	3	3.80	35
This has been covered in the draft code.													
5	Eliminate density bonuses that are inconsistent with surrounding zoning.	3	5	2	5	2	5	4	3	1	3	3.79	34,875
This has been covered in the draft code.													
20	Revise ordinances to further protect water quality and quantity, require screening where appropriate, protect key habitat areas and viewsheds, and reflect the land use framework along all natural waterways.	3	4	4	5	3	2	5	5	5	5	3.99	34,875
This has been addressed in the draft code, but it could be worked on more.													
4	Encourage creative and new approaches to land development.	5	3	4	2	4	3	5	4	3	1	3.70	34
This has been covered in the draft code.													
38	Create/amend ordinances and programs to promote Large Lot Subdivisions.	4	4	4	5	4	2	3	3	5	5	3.90	34
Are we interested in large lots or lower density with fewer lots? Large lots are not covered, but lower density/fewer lots is covered.													
15	Define appropriate uses in Zones so that there is decreased reliance on the Conditional Use Permitting process and more predictability in land use decisions.	5	2	3	3	3	3	4	5	5	5	3.80	33
This has been covered in the draft code - Article 10 needs to be updated.													
28	Ensure developments have adequate supply of drinking water and ability for adequate wastewater treatment prior to approval.	3	4	3	5	1	2	5	5	5	4	3.70	33
This has been covered in the draft code - Sarah does not think this has been covered if 1 acre minimum lot sizes should be different, or if 1 acre lot sizes are allowed they should not be allowed to neighbor one another.													
12	Promote the formation of industry clusters in appropriate areas.	5	4	4	2	2	4	3	4	4	5	3.70	32
This has been covered in the draft code.													
17	Write and enforce a new sign ordinance	5	1	4	4	4	2	5	4	3	4	3.60	32
This has been covered in the draft code (Article 11), but PZC has not reviewed this section yet.													
21	Revise ordinances to specify low development density in sensitive wildlife habitat, riparian areas and wetlands.	3	3	3	5	5	2	3	4	4	5	3.70	32
The code is trying to do this. Need to use if this will work or if the code needs to be updated.													
22	Amend subdivision and zoning ordinances to use clustering and conservation easement purchase or lease.	5	2	5	4	3	2	5	3	4	1	3.60	32
This has been covered in the draft code in terms of conservation - Preservation (PRS) zone and easement options. Need to talk about clustering - what exactly do we mean by clustering?													
42	Add provisions to County Code to regulate site disturbance as a means to prevent initial outbreaks of weed infestations.	2	3	4	3	1	4	5	3	5	1	3.30	36.3
This has been covered in the draft code- can also be addressed by a weed plan													

11	Strengthen zoning ordinances to support live-work and home-based business	4	4	5	3	1	5	4	1	4	3	3.40	31
This has been covered in the draft code.													
18	Identify viewshed corridors and develop techniques to protect them	4	4	4	4	4	1	4	3	3	5	3.60	31
This has been discussed, but a viewshed hasn't been identified yet. There is a scenic corridor section in the code, as well as the skyline section.													
30	Explore open space funding options and voluntary incentives that would be oriented to the protection of open space and large farms.	3	4	4	3	4	2	3	5	3	2	3.30	31
Not really a code issue. TDRs, PRS zone, and open space requirements could help with this.													
1	Preserve and enhance recreational opportunities.	5	4	4	3	1	2	5	3	4	1	3.44	30,375
Not really a code issue. Recreational uses are permitted in the code.													
27	Incentivize vacation of non-viable subdivisions in or near migration corridors or sensitive habitats.	5	3	3	3	3	3	2	5	5	1	3.50	30
Sensitive areas need to be identified. Options are available for vacating subdivisions.													
25	Amend subdivision and zoning ordinances to use clustering and conservation easements that are purchased or leased.	4	3	4	4	4	1	2	5	3	4	3.40	30
This has been covered in the draft code in terms of conservation - Preservation (PRS) zone and easement options. Need to talk about clustering - what exactly do we mean by clustering?													
37	Work with accredited land trusts to identify and negotiate development rights purchase and/or conservation easements.	5	3	3	3	5	3	1	5	4	1	3.10	30
Not a code issue.													
10	Incentivize utilization of existing business park locations.	4	3	3	3	3	4	4	2	1	1	3.22	29
This is addressed in the code with the locations of the industrial zones and not allowing commercial zoning outside of the sites.													
23	Utilize tax incentives and fee structures to support land use framework.	4	2	4	4	3	5	3	4	4	3	3.30	29
Not a code issue.													
31	Develop a comprehensive county fiscal impact tool.	3	3	3	4	3	3	3	4	3	1	3.11	28,125
Not really a code issue - there is a public service/fiscal impact study in Article 13.													
13	Create an overlay that delineates appropriate area(s) for high-intensity use in the County	4	4	2	3	5	3	4	2	5	1	3.30	28
This has been done with the draft zoning map.													
14	Strengthen scenic corridor ordinances.	4	3	3	3	4	1	5	3	3	5	3.30	28
This has been partially done - still needs to be reviewed.													
30	Amend Subdivision and Zoning Ordinances to focus development where utility services already exist or are cost-effective.	2	1	4	4	5	2	4	3	3	5	3.30	28
This has been covered in the draft code.													
30	Investigate funding sources for public purchases	3	2	4	3	5	2	2	5	3	1	2.90	28
Not a code issue.													
3	Create a more sustainable supply of future potential residential lots based on projected population growth.	1	2	3	5	5	1	4	3	3	4	3.10	27
There are different land division options. This could be looked into more.													
14	Identify appropriate commercial uses for the County (ie: low intensity, low volume with need for large amount of land)	4	2	2	2	4	2	4	4	3	2	2.90	27
This has been covered in the draft code.													
33	Explore funding options and incentives for maintaining the financial viability of farm operations.	2	4	3	3	3	2	5	4	1	1	2.80	27
Not a code issue.													

8	Require development proposals to consider design and off-site impacts.	3	3	1	3	4	2	3	3	4	3	2.90	20
This has been covered in the draft code.													
19	Strengthen street connectivity standards in the Subdivision Ordinance and develop access management policies for future development.	4	2	4	3	2	2	2	3	3	5	3.00	25
This has been somewhat addressed for new subdivisions, but it does not fix problems from the existing subdivisions. This is in the Site Development section.													
26	Purchase or lease conservation easements in high priority areas for wildlife protection.	4	2	4	3	2	1	1	5	3	1	2.60	25
Not a code issue.													
29	Create benchmarks for monitoring natural resources.	2	2	3	3	1	2	3	5	3	5	3.00	23
Benchmarks are not a code issue. Specific criteria is in the code related to protecting natural resources.													
32	Work with Cities to investigate the feasibility of TDR program.	1	1	3	3	2	2	4	1	5	4	2.80	25
TDRs are in the code. PZC has not reviewed the section yet.													
9	Promote the attainment of critical mass in downtown core areas of cities.	2	3	1	4	4	2	3	2	3	1	2.78	24,75
This has been covered in the draft code.													
24	Investigate funding options for purchase or lease of conservation easements and areas through property tax, forest tax, hotel tax, real estate transfer tax, voluntary fees, or others.	2	2	2	3	3	2	2	5	3	2	2.60	24
Not a code issue.													
34	Diversify crops and specialties	2	4	3	2	1	2	2	5	3	1	2.50	23
Not a code issue.													
25	Reduce impacts in riparian, wetland, floodplain and other sensitive or hazardous areas by strengthening the wildlife habitat and natural hazard overlay standards.	1	3	1	4	2	1	3	3	4	5	2.70	25
Needs some more work. Information in the code has been updated, but it needs more information about wildlife habitats.													
6	Require development proposals to be accompanied by relevant market research and due diligence that justify viability of the project.	4	3	2	3	2	1	1	1	4	2	2.30	21
This has somewhat been covered in the draft code. This is something that is hard to implement.													
6	Prioritize existing commercial and manufacturing land to reach a goal of 60-40% commercial/residential tax use.	2	2	4	1	2	1	1	1	1	9	1.89	16,875
Not a code issue. Commercial will be allowed in the cities.													

1) Second Review of the DRAFT Teton County Land Use Map:

With this second review of the Zoning Map I would like to focus on the following items:

- Boundaries of the Article 3 Residential Zones. Please come prepared to share any changes you would like to see to the proposed boundaries, and explain why those changes should be made.

2) Renaming of Agricultural Wetlands-

- Naming options may include-
 - Lowland Agricultural
 - ?

3) Summary of the 12/7 BoCC work meeting and the plan forward

- I will review the work meeting with the BoCC.
- Plan Moving Forward-

- Jan 5th- PZC Thank You Soirée

Jan	1	12th	Article 13
	2	19th	Article 13- Article 3*
Feb	1	9th	Article 3
	2	16th	Articles 9, 10, 11, 12
Mar	1	8th	Articles 8, 14
	2	15th	Articles 1 & 2, 4-7 & 15
	3	22nd	BoCC Combined Meeting

*Staff will provide a "Scenario Tool" prior to this meeting. This tool will outline the studies required, development options, densities and open space requirements for example parcels in each of the zones. This tool provides a practical way of looking at Articles 3 & 13 together.

- Information Provided- When reviewing each Article a list of Comprehensive Goals and Policies addressed in that Article will be provided to aid in the review.
- Steps After- After each Article is reviewed staff will update the Article Summary Sheets and the website to reflect the "approved" changes.

In the BoCC work meeting on Monday December 7th, the Board and I discussed developing a document to help the PZC, the BoCC, and ultimately the public better understand the underlying thought process, strategies utilized, and the basis for decisions. This document is related to the "Summary of the Code Process" and "Article Summaries" identified in the Land Use Code Revision Process Document list, but this fills the gap of explaining the motivations and thoughts that went into the decision making process.

In an effort to develop this document, I need the PZC's help over the next few weeks. I would like for each of you to outline the guiding principles you have utilized and will continue to utilize as we work through this code development process. Some of these guiding principles may include items on the Action Item list or the Goals & Policies of the Comprehensive Plan, but with your own interpretation. Also, identify a few examples where you feel these principles have been instilled into the code review or used as a basis for a decision on your part.

Below is a general template that could be utilized to work through this exercise; however, I welcome any format. I will incorporate these comments into the document along with staff's perspective of how some key goals and policies of the comprehensive plan are incorporated in the new code. I recognize that we are working through the revision process, so your guiding principles and examples of applications may be forward thinking (i.e.- when we make a decision on issue X, this is where my decision will come from...).

Guiding Principle #1-

Examples of application of Principle #1-

Guiding Principle #2-

Examples of application of Principle #2-

Goals-

1) Second Review of the DRAFT Teton County Land Use Map:

- Agree on the boundaries of the Residential zones

2) Renaming of Agricultural Wetlands-

- Decide on a new name for Ag/Wetlands

3) Summary of the 12/7 BoCC work meeting and the plan forward

- Agree on the path forward.
- Identify information needed to approve each of the Articles.
- Agree on Steps After the Article is "approved"



SCENIC CORRIDOR REVIEW for: Zahe Elabed (On Time Financial LLC)
WHERE: 395 W 4500 S
 Prepared for the Planning & Zoning Commission
December 8, 2015

APPLICANT: Zahe Elabed
 LANDOWNER: On Time Financial LLC

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

REQUEST: Zahe Elabed is requesting approval for a new single-family home and guest house. The property is not completely within the Scenic Corridor Overlay, but both building site locations are completely within the Scenic Corridor Overlay.

LEGAL DESCRIPTION: RP0020000000R0; RESERVED AREA FOX CREEK VILLAGE PUD SEC 25 T4N R4SE
 LOCATION: 395 W 4500 S

ZONING DISTRICT: A-2.5

PROPERTY SIZE: 8.03 acres

VICINITY MAP:



AERIAL IMAGE OF PROPERTY



PROJECT BACKGROUND: Mr. Elabed submitted a building permit application on October 5, 2015 for the main house and a completed scenic corridor design review application on November 19, 2015. He has not submitted a building permit application for the guest house at this time. Before the building permit(s) can be approved, a scenic corridor design review must occur and be approved for the structures. The property is currently zoned A-2.5. The majority of the property is within the scenic corridor, with the eastern 75 feet out. There is currently nothing on the property that would screen it from view from Highway 33. Fox Creek Village does have a landscape easement along the Highway on this property (Attachment 4), but it does not appear that landscaping has been planted there.

The proposed main house will be approximately 307 feet from the outer edge of Highway 33's right of way, the proposed guest house will be approximately 282 feet from the outer edge of Highway 33's right of way. This proposal complies with all required setbacks (Attachment 5). Construction of the new home has not begun, but the applicant has temporarily placed the guest home (pre-built cabin) on the property.

The proposed main home will be one story above grade with a walk-out basement accessible from the rear side of home. The home will be 60 feet by 36 feet, with the garage side of the home being 46 feet. It will be 28 feet in height. There will be a deck on the rear side of the home, which will extend 12 feet from the home and be 15 feet wide (Attachment 6). The home will have dark cedar siding, natural stonework, and a dark brown, shingled roof. The guest home is currently green, but the outside will be redesigned to match the main home. The guest home is one story with a porch on the front (extends 7.5 feet). It is 18 feet by 29 feet (Attachment 7). Attachment 8 shows a design example for the homes. Attachment 9 includes site photos.

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 home will be located approximately 307 feet from the outer edge of Highway 33's right of way, with the guest house approximately 282 feet away. 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. 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. 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>There is minimal existing vegetation on the property but none that could screen the proposed homes. The applicant has proposed planting some trees and bushes around the homes (Attachment #) that will help screen the home from HWY 33, when they have matured. The location for the proposed home is the northeastern corner of the property. The main home is located near the eastern edge of the property, with the guest house located just to the north, near the northern edge. The proposed home 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 home will have dark cedar siding, natural stonework, and a dark brown, shingled roof. The guest home's appearance will be changed to resemble the main house. 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 West 4500 South, not Highway 33, so there will be no issue with vehicles backing out onto Highway 33. A new driveway is proposed with this application, which will be located in the northeastern corner of the property, following the eastern boundary line.</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.</i>
SATELLITE DISHES & UTILITIES 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. All service utilities (including but not limited to electric and telecommunication lines) shall be placed underground.	<i>The applicant has not proposed any satellite dishes or utilities at this time. However, a satellite dish may be desired in the future, and the homes will need to access utilities. It is unclear if utilities are already available on the property.</i>
THERE ARE ADDITIONAL PROVISIONS FOR SATELLITE DISHES, REVEGETATION, UTILITIES, AND SIGNS.	<i>The applicant is not proposing any signs. Disturbance will be minimal for construction and the applicant has proposed landscaping for the entire building site, so it is staff's opinion that a revegetation plan is not needed.</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. Building materials shall not be highly reflective materials.
4. All utilities shall be placed underground.
5. Any satellite dishes shall be located to minimize visibility from Highway 33 and shall use earth tone colors and/or screening to minimize their visual impact.

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 MOTIONS:

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 Zahe Elabed 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. Building materials shall not be highly reflective materials.
4. All utilities shall be placed underground.
5. Any satellite dishes shall be located to minimize visibility from Highway 33 and shall use earth tone colors and/or screening to minimize their visual impact.

Denial

Having found that the proposed development for Zahe Elabed 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 be done to obtain approval...

Prepared by Kristin Rader

Attachments:

- | | |
|--|---------------------------------------|
| 1. Application (4 pages) | 6. Main House Building Plan (2 pages) |
| 2. Deed (1 page) | 7. Guest House Images (3 pages) |
| 3. Articles of Organization LLC (1 page) | 8. Design Example (1 page) |
| 4. Fox Creek Village Plat (2 pages) | 9. Site Visit Photos (3 pages) |
| 5. Site Plan (1 page) | |

End of Staff Report



ATTACHMENT 1.2

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: ZAHE MA ELABED
 Applicant: On Time Financial E-mail: Zahe.elabed@on-time.com
 Phone: 208 589 9243 Mailing Address: 1400 N Woodhull Ave
 City: IDAHO FALLS State: ID Zip Code: 83401

Location and Zoning District:
 Address: 4500 South Hwy 33 Parcel Number: 9446-13000-107
 Section: _____ Township: _____ Range: _____ Total Acreage: 9

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

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: _____ Date: 11-4-15

I, the undersigned, am the owner of the referenced property and do hereby give my permission 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: 11-4-15

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.

ATTACHMENT 1.3

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 _____ day of _____, 20__.

Planning Administrator/Designee Signature: _____



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.

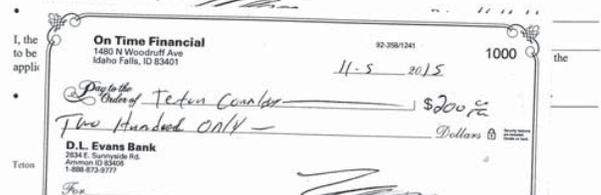
SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: ZAHLE MA ELABED
 Applicant: On Time Financial E-mail: Zahaelabed@msn.com
 Phone: 700 589 9213 Mailing Address: 1480 N Woodruff Ave
 City: IDAHO Falls State: ID Zip Code: 83401

Location and Zoning District:
 Address: 1480 South New 33 Parcel Number: 9acre reserve lot
 Section: _____ Township: _____ Range: _____ Total Acreage: 9

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

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.



Instrument 237971 ATTACHMENT 2
 TETON COUNTY, IDAHO
 9-15-2015 09:00:00 AM No. of Pages: 1
 Recorded for: KINCAID, ROBERT
 MARY LOU HANSEN Fee: 10.00
 Ex-Officio Recorder Deputy
 Notes to CREG: QUIT CLAIM

AFTER RECORDING MAIL TO:

On Time Financial
 1480 N. Woodruff Ave.
 Idaho Falls, Idaho 83401

QUITCLAIM DEED

For Value Received, Robert F. Kincaid and Yvonne Kincaid, husband and wife, (does) hereby convey, release, remise, and forever quit claim unto On Time Financial, LLC, an Idaho Limited Liability Company, whose address is 1480 N. Woodruff, Ave., Idaho Falls, Idaho 83401, herein after called the Grantee, the following described premises situated in Teton County, Idaho, to-wit:
Reserved Area, Fox Creek Village Planned Unit Development, Teton County, Idaho, as the same appears on the official plat thereof recorded May 30, 1996, as Instrument No. 124033.

together with all water rights appurtenant thereto.

Dated: 9-14-2015

Robert F. Kincaid
 Robert F. Kincaid

Yvonne Kincaid
 Yvonne Kincaid

STATE OF Idaho

COUNTY OF Teton

On this 14th day of September, 2015, before me, a Notary Public in and for said State, personally appeared Robert F. Kincaid and Yvonne Kincaid, known or identified to me to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.



Chris L. Moore
 Notary Public of Idaho
 Residing at: Prigat ID
 Commission Expires: 7-10-2018

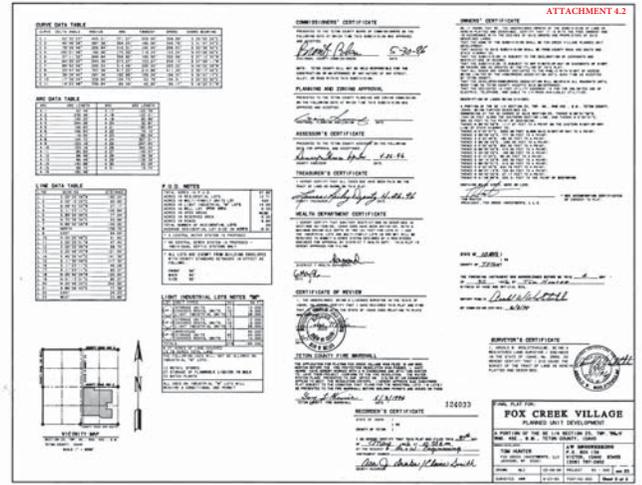
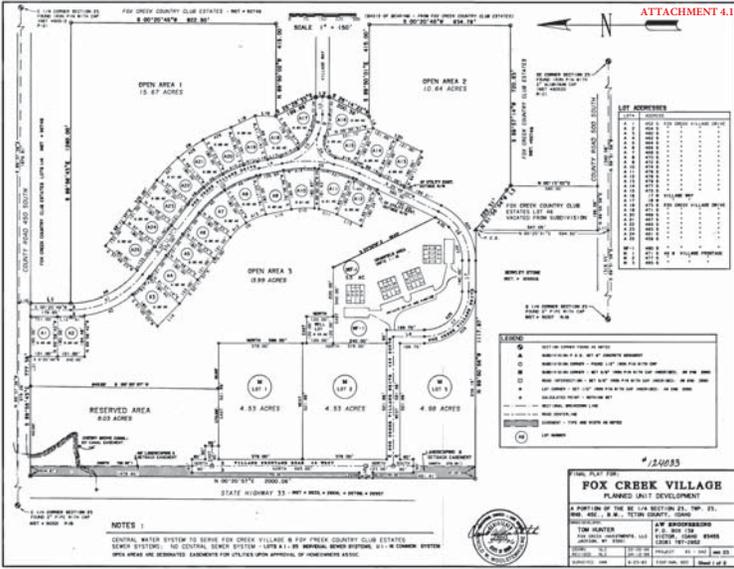
ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY **ATTACHMENT 3**
 (Instructions on back of application) **FILED EFFECTIVE 2011 MAY 24 AM 8:58**

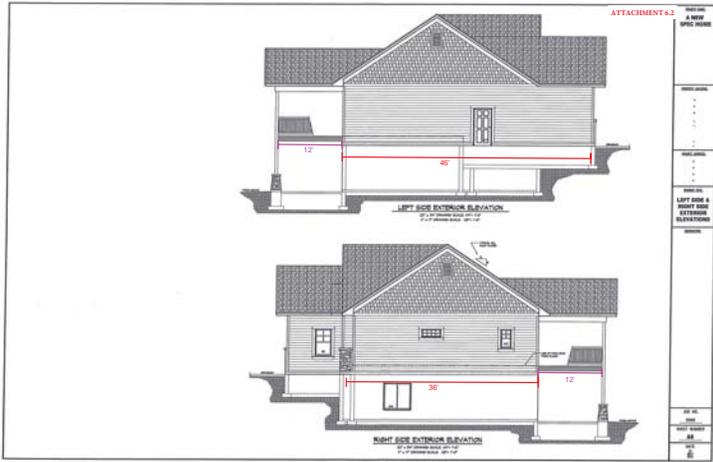
- The name of the limited liability company is: On Time Financial LLC
- The street address of the initial registered office is: 325 S. Woodruff Suite #3 Idaho Falls
- The mailing address for future correspondence is: 325 S. Woodruff suite #3 Idaho Falls Id
- Management of the limited liability company will be vested in:
 Manager(s) or Member(s) (please check the appropriate box)
- If management is to be vested in one or more manager(s), list the name(s) and address(es) of at least one initial manager. If management is to be vested in the member(s), list the name(s) and address(es) of at least one initial member.

Name	Address
<u>Zahle MA Elabed</u>	<u>2241 Balboa Dr Idaho Falls ID 83404</u>
- Signature of at least one person responsible for forming the limited liability company:
 Signature: [Signature]
 Typed Name: Zahle MA Elabed
 Capacity: _____

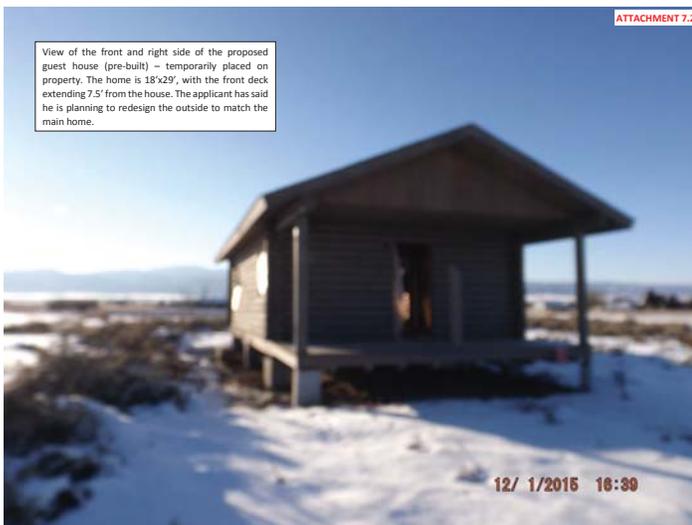
Secretary of State use only

IDAHO SECRETARY OF STATE
 8574/2007 0500
 C1 050 C1 14200 01 10070
 1 180.00 = 180.00 ORIGIN LLC # 2
 1 20.00 = 20.00 EXPEDITE C # 3
 1 20.00 = 20.00 CORP SUR # 4





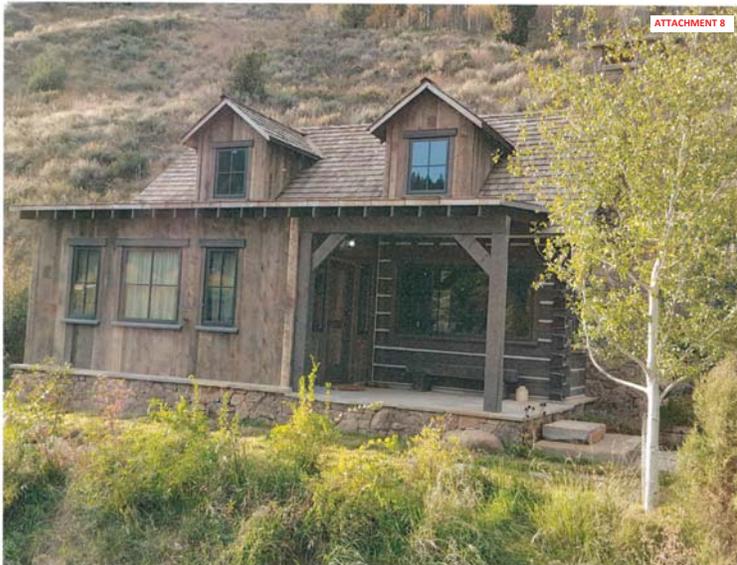
ATTACHMENT 7.1
View of the front and left side of the proposed guest house (pre-built) – temporarily placed on property. The home is 18'x29', with the front deck extending 7.5' from the house. The applicant has said he is planning to redesign the outside to match the main home.



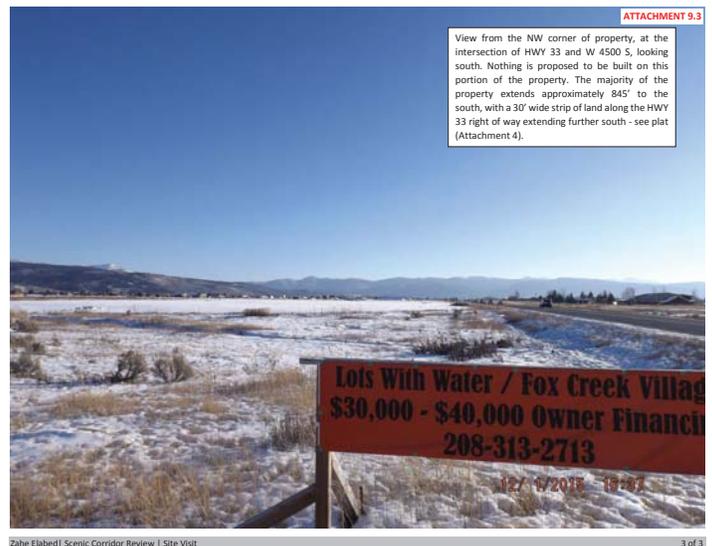
ATTACHMENT 7.2
View of the front and right side of the proposed guest house (pre-built) – temporarily placed on property. The home is 18'x29', with the front deck extending 7.5' from the house. The applicant has said he is planning to redesign the outside to match the main home.



ATTACHMENT 7.3
View of the rear and left side of the proposed guest house (pre-built) – temporarily placed on property. The applicant has said he is planning to redesign the outside to match the main home.



Zahe Elabed | Scenic Corridor Review | Site Visit



Zahe Elabed | Scenic Corridor Review | Site Visit

TETON COUNTY PLANNING AND ZONING COMMISSION

Meeting Notes, Summary from December 8, 2015

County Commissioners' Meeting Room, Driggs, ID

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

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

General Action Items:

- Staff will email out the time for the January 5th gathering
- Adding the tetonvalleycode.org link to the Teton County webpage

Summary of the 12/7 BoCC work meeting and plan forward:

- Staff summarized the work meeting held on 12/7 with the BoCC. Mr. Booker was present and offered his insight on the discussion.
- The BoCC has asked staff to start gathering PZC perspective of the “strategies” that have been utilized through the writing and revision process, as well as start explaining how certain goals/policies of the Comprehensive Plan are being met in the new code. To start the process, staff asked PZC members to complete the “Guiding Principle” exercise by the 1st meeting in January. Staff suggested looking at the action items and goals/policies of the comprehensive plan, explaining them in their own words, and explaining how they perceive they have been inserted in to the code or in the process. This exercise will be anonymous.
- The Plan forward as shown on the meeting primer was discussed and agreed upon
- PZC wanted to make sure staff would be utilizing a redline approach to any changes made to the code from here on out.
- If there are topics/changes that are talked about and complete consensus cannot be reached, the PZC chair will call for a roll call vote, using a majority rules approach.
- The PZC asked the Chairman to write a letter to the BoCC expressing concerns they currently have.

Renaming of Agricultural Wetlands-

- PZC agreed on Lowland Agriculture as the new name for Ag/Wetland

Second Review of the DRAFT Teton County Land Use Map-

- PZC discussed the boundaries of the Lowland/Ag portion on the map. It was discussed whether it was appropriate to zone the uplands or other areas that are not necessarily “wet” into this zone.
- The Suitability map was discussed, in regards to deciding where the boundaries lie.
- The importance of the zoning boundaries was talked about. They really matter in our current zoning scheme, which allows different densities in the rural zones (Lowland/Ag, Foothills and Rural Ag)
 - The idea of utilizing the same density in these three zones and expounding on the approval criteria for each zone was discussed. This would accomplish several things:
 1. The relevance of the line would decrease (no longer has an effect on density)
 2. Places the focus on the design and ensuring what is important in that zone can be addressed in any application.
- The one acre minimum lot size was discussed. The majority of the PZC supported this approach, acknowledging that Commissioner Johnston has expressed concern about it in the past.
- It was agreed that the current boundaries are sufficient, and if property owners wish to change the zoning of their property (in the 3 rural zones....not Rural Neighborhood), those changes are easy to accommodate during the public outreach portion of the adoption process (assuming the same density for each of the 3 zones is included in the code)

- The purpose of the “studies” in Article 13 were discussed- It is NOT to place additional requirements on an application in hopes of discouraging development.
The studies are being required to ensure that as the intensity of a development increases (i.e. increased density, type of development, or location of development) there is additional review and justification for the location of the development and that resources of great concern are being addressed at a higher level of scrutiny due to the greater potential for impact.
- Staff is going to review and present different density scenarios for Article 3, utilizing the same density in the 3 zones (Lowland/Ag, Foothills and Rural Ag). PZC suggested starting with densities of- a minimum of 1/40 and a maximum of 1/10 (Staff did express concerns with 1/10 but agreed to include it in the scenarios and analysis that will be done.).



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.

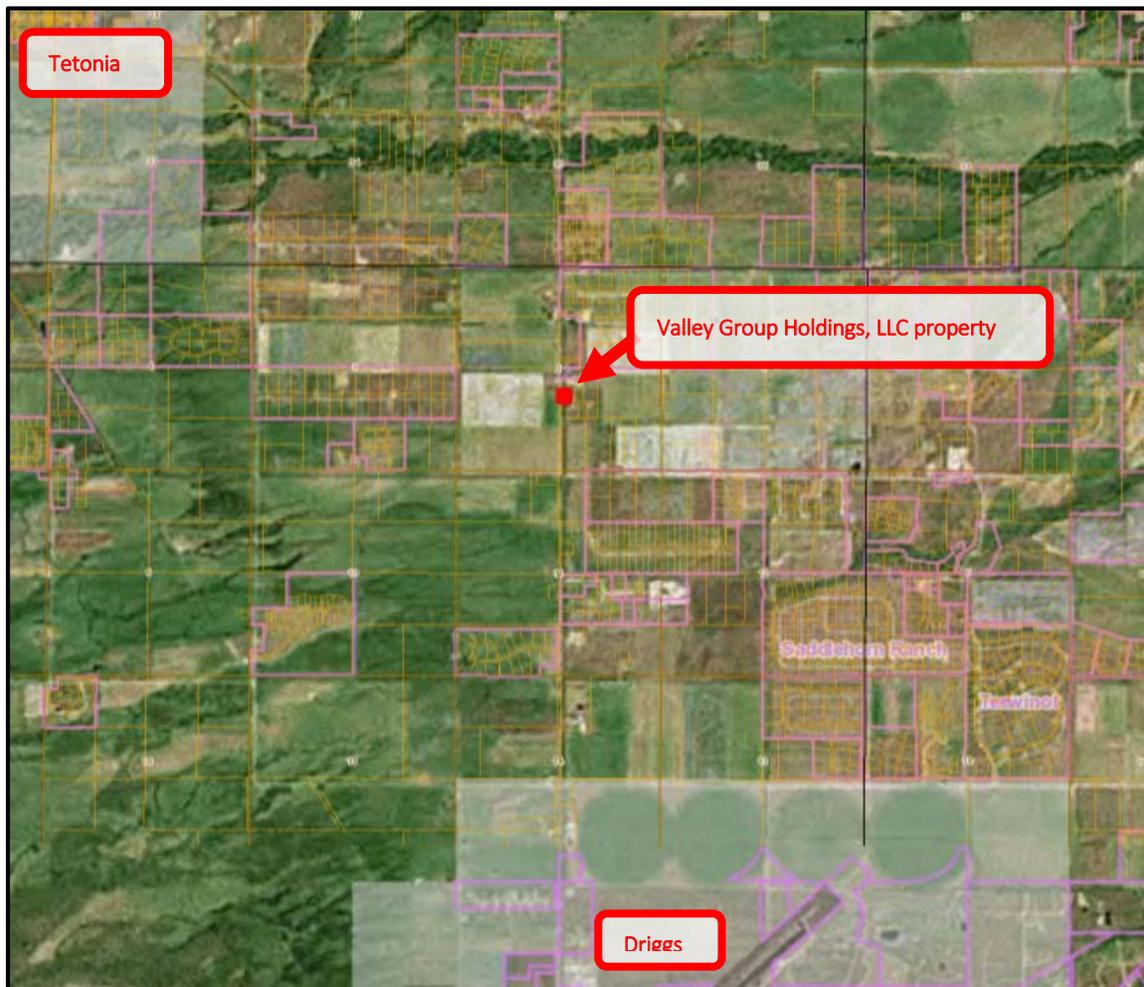
LEGAL DESCRIPTION: RP05N45E028100; TAX #5625 SEC 2 T5N R45E

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.

Criterion	Staff Comments
<p>1. Location is compatible to other uses in the general neighborhood.</p>	<p>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.</p>
<p>2. Use will not place undue burden on existing public services and facilities in the vicinity.</p>	<p>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.</p>
<p>3. Site is large enough to accommodate the proposed use and other features of this ordinance</p>	<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>
<p>4. Proposed use is in compliance with and supports the goals, policies and objectives of the Comprehensive Plan.</p>	<p>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.</p>

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.

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

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

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

City: _____ State: _____ Zip Code: _____

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

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

Location and Zoning District:

Address: 443 N. Hwy 33, Driggs, Id. Parcel Number: 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
AFFADAVIT 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 N. 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)

_____ Title _____
(Print Name)

X _____
(Secretary or Corporate Owner)

(Print Name)

NOTARY: STATE OF: North Carolina SS. _____

COUNTY OF: WAKE Zip 27614

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

WITNESS my hand and official seal.
X [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.

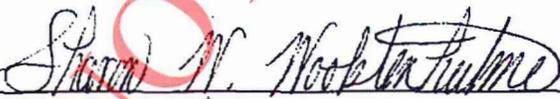
Grantor has hereunto set his hands on the day and year first above written.



TRAVIS THOMPSON - Representative for VALLEY GROUP HOLDINGS LLC

STATE OF Idaho)
County of Teton)
SS

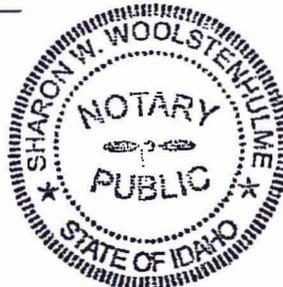
On this 27th day of July in the year of 2005, before me, a Notary Public in and for said State, personally appeared TRAVIS THOMPSON known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.



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 DEIGGS State IO Zip Code 83422
Subdivision N/A Lot _____ Blk. _____

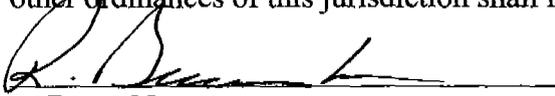
Name Of Owner SAME
Address _____ City _____ State _____
Phone (208) 527 3979

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

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

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

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


R. Bruce Nye
Teton County Building Official

Needs C-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 po 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 0.7000 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~~ Foundation Inspect Look Good
3-31-94 ~~94~~ Foundation 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
A-DRIAL TAPE

FRAMING LOOKING GOOD
EXCEEDS CODE

ATTIC & CRAWL SPACE ACCESS OK
UNABLE TO GET IN CRAWL SPACE

LP FUEL NO FURNACE

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 SN 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
- Conventional System
- Alternative Design System
- New
- Replacement

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>208-527-3777</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>	
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

Well

Site Plans Attached

office Building

Parking

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

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 _____ Date	Issued By _____ Date
---	-------------------------

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

INSPECTION COMMENTS Reviewed by _____ Date	FOR OFFICIAL USE ONLY <input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED
	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

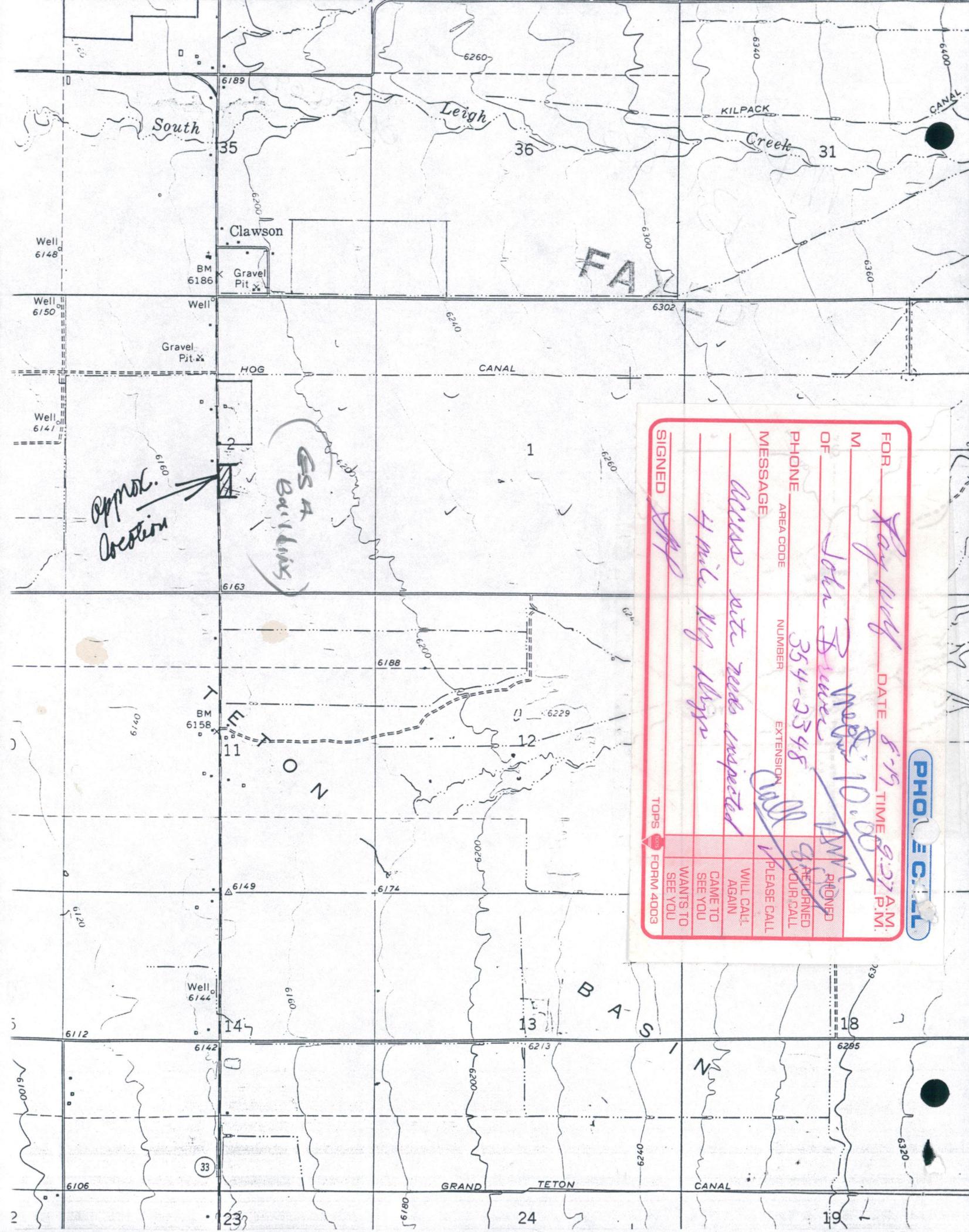
1. APPROACHES SHALL BE FOR THE BONA FIDE PURPOSE OF SECURING ACCESS AND NOT FOR THE PURPOSE OF PARKING, CONDUCTING BUSINESS, OR SERVICING VEHICLES ON THE HIGHWAY RIGHT OF WAY.
 2. NO REVISIONS OR ADDITIONS SHALL BE MADE TO AN APPROACH OR ITS APPURTENANCES ON THE RIGHT OF WAY WITHOUT THE WRITTEN PERMISSION 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	✓	[Signature]	✓	
MAINTENANCE	✓	[Signature]	✓	
DESIGN	✓	[Signature]	✓	
RIGHT OF WAY	✓	[Signature]	✓	
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>Fog will</i>	DATE	<i>8-19</i>	TIME	<i>9:27 A.M.</i>
M					
OF	<i>John F. [unclear]</i>				
PHONE		AREA CODE	<i>354-3348</i>	NUMBER	
MESSAGE	<i>Access rate needs inspected</i>				
	<i>4 mile N of [unclear]</i>				
SIGNED	<i>[Signature]</i>				
		EXTENSION	<i>[Signature]</i>		
		PLEASE CALL			
		WILL CALL AGAIN			
		CAME TO SEE YOU			
		WANTS TO SEE YOU			

PHONED
RECEIVED
OUR CALL

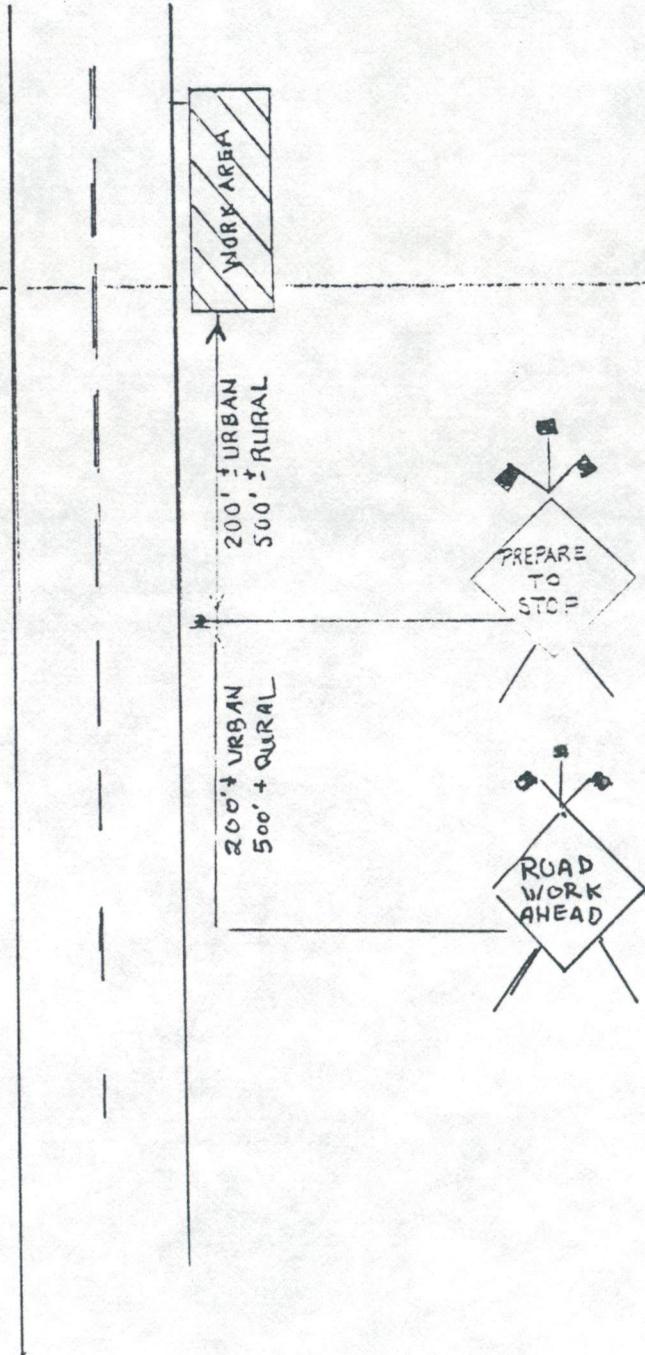
TOPS FORM 4003

PHONECALL

SPECIAL PROVISIONS
FOR
RIGHT OF WAY PERMITS

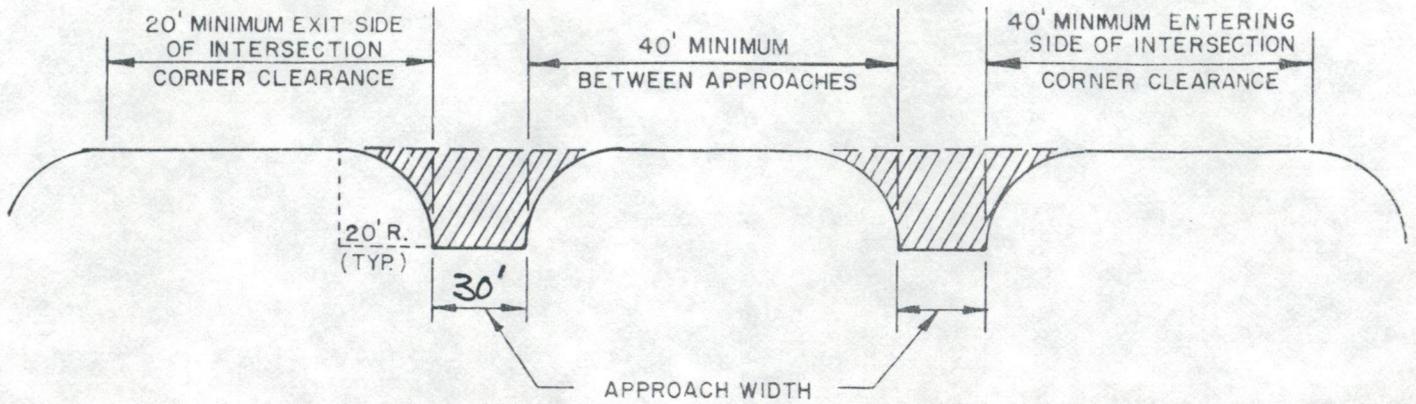
NO. 06-94-093

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.



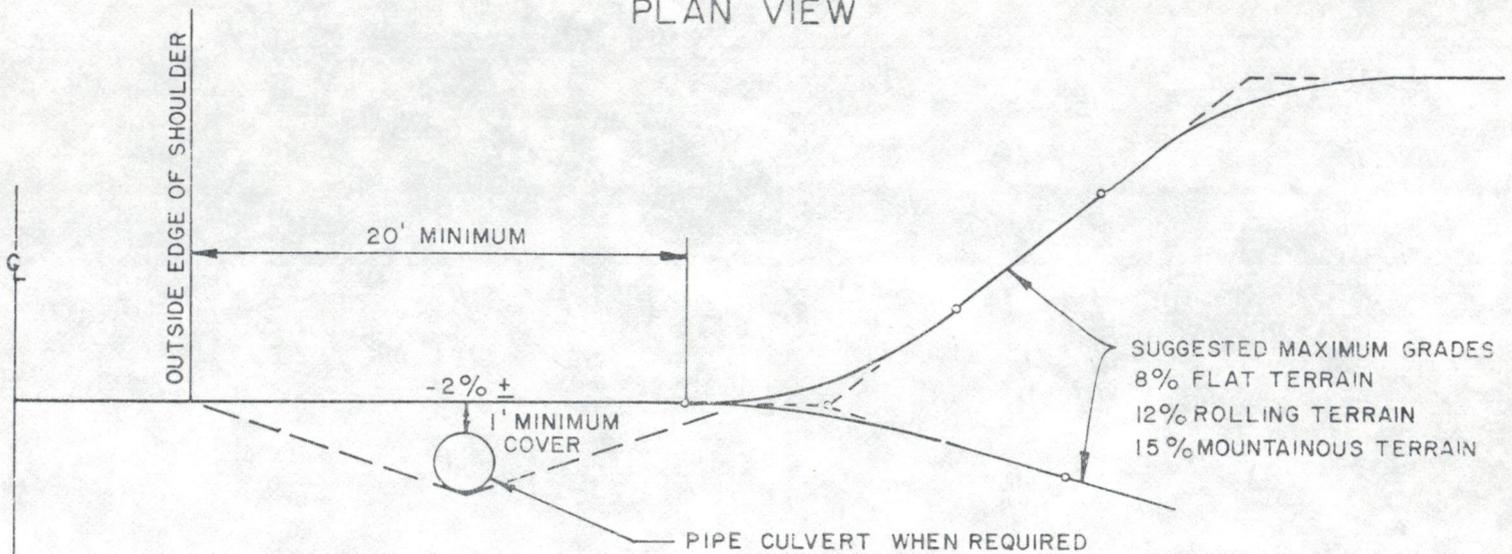
STANDARD CONSTRUCTION PLANS FOR RURAL PRIVATE APPROACHES

APPLICATION NO.
06-94-093

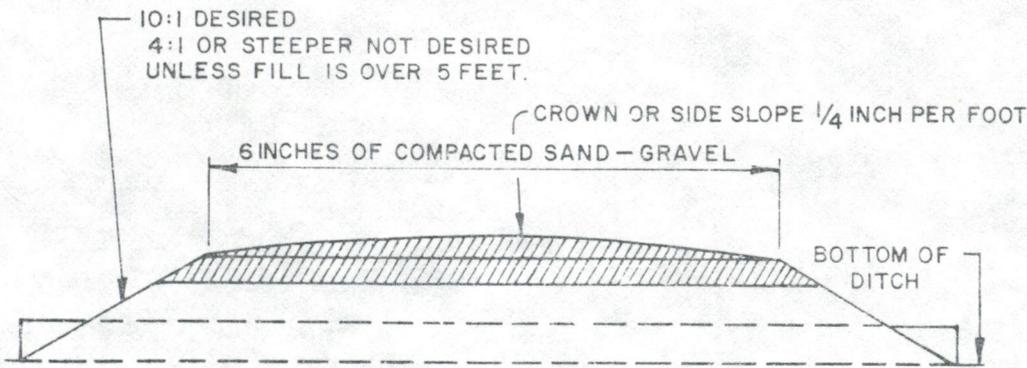


6 INCH DEPTH OF COMPACTED SAND - GRAVEL IN HATCHED AREAS

PLAN VIEW

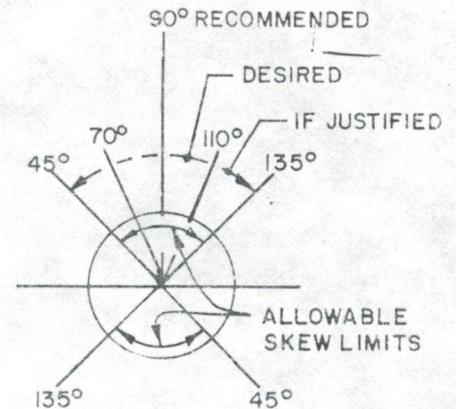


GRADE REQUIREMENTS



PIPE CULVERT

APPROACH CROSS SECTION VIEW



ANGLE OF APPROACH
APPLIED FOR 90°

671+00

20' ±

675+00 = M.P.

670

675

MST

680

Verle Jardine
Sta. 683+58 M.P.

House ±32

685+37 20' Af

1350 L.F. Const. Small Ditch

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

House

Windmill

694+25

695

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

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

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

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

130' Commercial Approach
For GSA Building.

Pot. Cellar
Rammell Brothers

30' Appr. 685+50

Log House

687+50

Verle C. Jardine Pmt. No. 6-67-39 (2)

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

±50 Shed

694+50

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
371.684195





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.

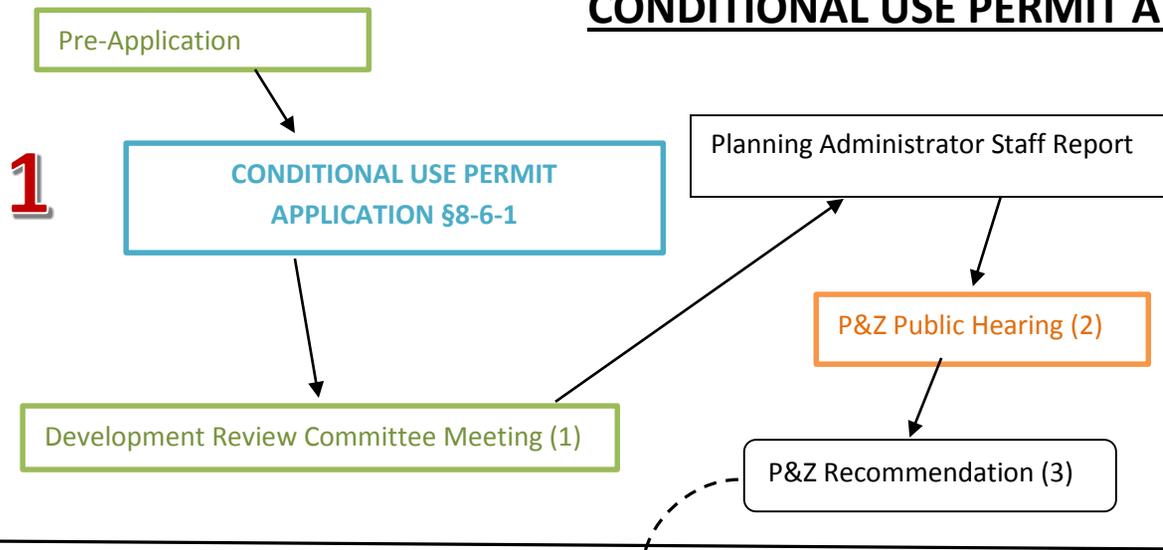
Public Hearing Information:

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

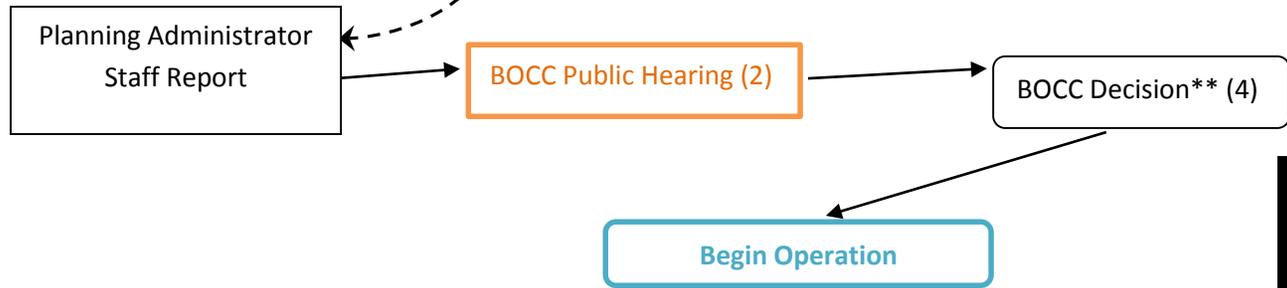
CONDITIONAL USE PERMIT APPROVAL PROCESS*

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.

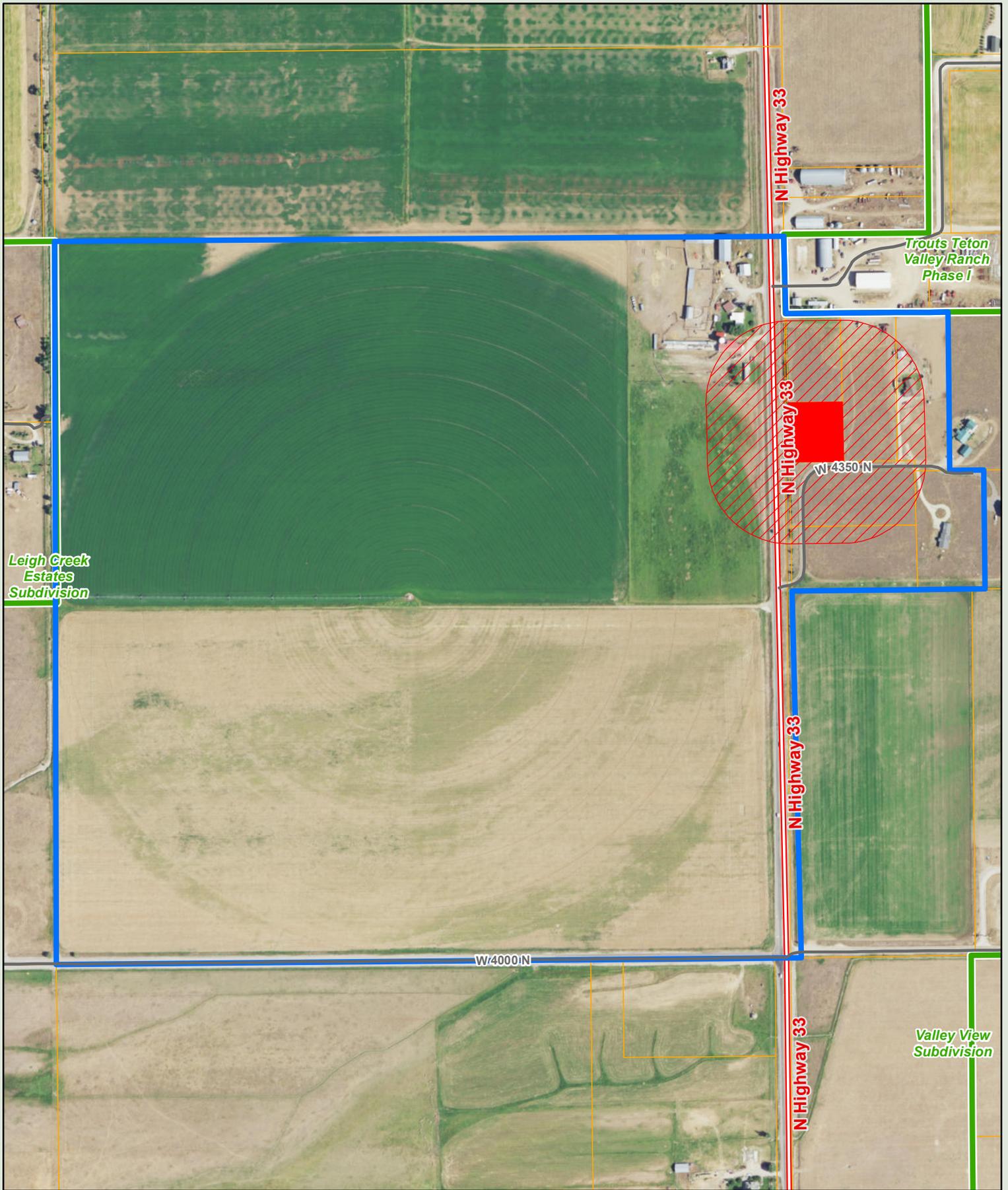
PUBLIC HEARING

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





A REQUEST FOR SUBDIVISION CONCEPT PLAN REVIEW APPROVAL
By: Grace Hartman
FOR: Walipini Subdivision
WHERE: 10645 Old Jackson Highway (Victor)
PREPARED FOR: Planning & Zoning Commission Public Hearing of January 12, 2016

APPLICANT: Grace Hartman

LANDOWNER: James Chin Revocable Trust

REQUEST: Grace Hartman is proposing a three lot subdivision on an 8-acre parcel owned by the James Chin Revocable Trust. Two lots will be 2.5 acres, and the third lot will be 3 acres. This project is located southeast of Victor, at 10645 Old Jackson Highway.

APPLICABLE COUNTY CODE: Subdivision Concept Plan Review pursuant to Title 9, Chapter 3 Teton County Subdivision Ordinance, (revised 5/16/2013); Teton County Comprehensive Plan (A Vision & Framework 2012-2030)

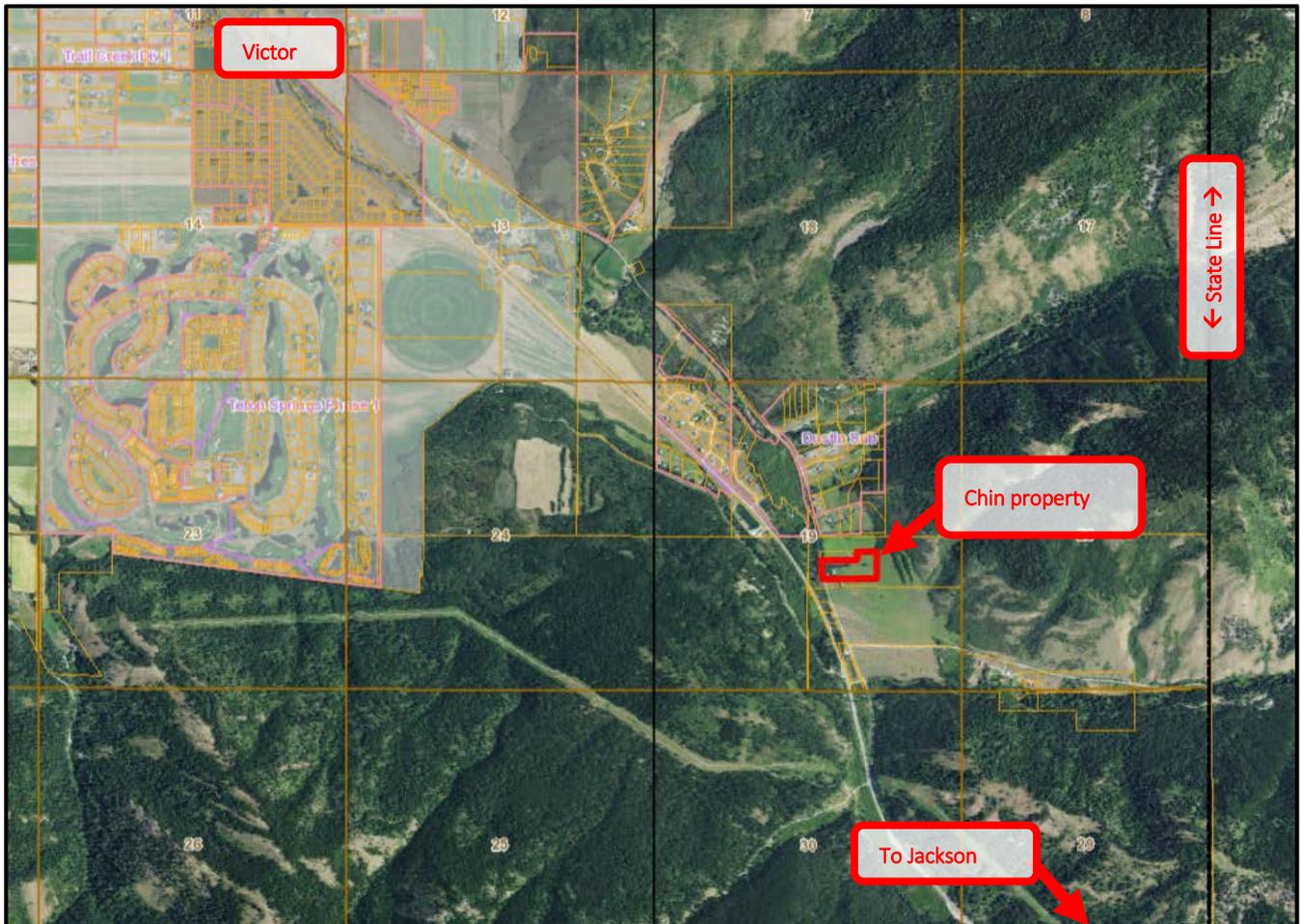
LEGAL DESCRIPTION: RP03N46E198100; TAX #6313 SEC 19 T3N R46E

LOCATION: 10645 Old Jackson Highway, Victor, ID 83455

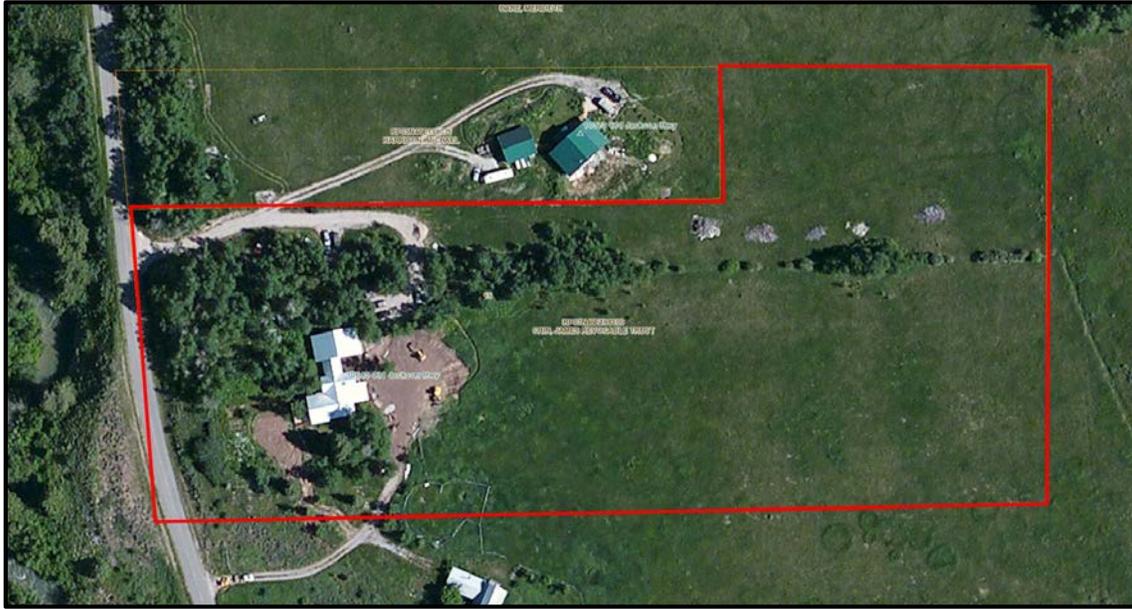
ZONING DISTRICT: A-2.5

PROPERTY SIZE: 8 acres

VICINITY MAP:



AERIAL IMAGE OF PROPERTY



PROJECT BACKGROUND

Harmony Design & Engineering submitted a completed application for Grace Hartman to the Teton County Planning Department on December 7, 2015 for the proposed 3-lot subdivision. 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.

The first step in the subdivision process is a Concept Plan Review (9-3-2B). Because the proposed subdivision is located in a Natural Resource Overlay, a public hearing before the Teton County Planning and Zoning Commission is required. The western edge of this property is located in the Scenic Corridor Overlay; however, no development is proposed in that area, so a Scenic Corridor Design Review is not required. This property is located within the Hillside Overlay, but it was determined that the Hillside Studies are not required for this project as development is not occurring on slopes over 20% nor are the access roads to the building sites on slopes over 20%.

PROJECT DESCRIPTION

Grace Hartman is proposing a three lot subdivision on an 8-acre parcel, with two, 2.5 acre lots and one, 3-acre lot. The property is currently owned by the James Chin Revocable Trust. Ms. Hartman is currently living on the property. This split would allow the property owner to sell the property while allowing Ms. Hartman to have her own lot and continue living on the property.

There is an existing home and outbuildings on the west side of the property, which is accessed from Old Jackson Highway. A neighbor also uses this access. This access point will be reconstructed to meet road standards, which will change the slopes of the neighbor's driveway. The applicant is also proposing to move the neighbor's driveway slightly to the east after the road has been constructed so it remains safe and useable. A fire pond has been proposed on lot 2, but the applicant will contact the Fire District to determine if there is an approved water source that could be used nearby without constructing a fire pond. Each lot will use an individual well and septic system that will be the responsibility of the landowner.

OVERVIEW OF CONCEPT APPROVAL

A concept review with the Planning Administrator or Planning and Zoning Commission is the required first step in the development process. The purpose of this review is to:

1. Acquaint the applicant with the procedural requirements of Title 9
2. Provide for an exchange of information regarding applicant's proposed development ideas and the regulations and requirements of Title 9, the Master Plan, and other subdivision requirements
3. Advise the applicant of any public sources of information that may aid the applicant or the application, and identify policies and regulations that create opportunities or pose significant restraints for the proposed development
4. Review the sketch plans, if any, and provide the applicant with opportunities to improve the proposed plan in order to mitigate any undesirable project consequences
5. Review the compatibility with nearby land uses, either proposed or existing
6. Provide general assistance by County staff on the overall design of the proposed development

It is not to determine the exactness of each item required in the checklists of the preliminary and final plat processes.

KEY ISSUES

On December 14, 2015, we had a DRC meeting with Harmony Design & Engineering (Jen Zung), Grace and Jimmy Hartman, Silver Star Communications (Michelle Motzkus), Eastern Idaho Public Health (Mike Dronen), Teton County Public Works Director (Darryl Johnson), Teton County Building Official (Tom Davis), Teton County Planning Administrator (Jason Boal), and Teton County Planner (Kristin Rader). From this meeting, several key issues were identified, most of which concerned requirements for the Preliminary Plat review phase.

- **ROADS & UTILITIES:** Reconstructing the access point from Old Jackson Highway and relocating the existing driveway that is used to access the parcel to the north were discussed. Public Works does not have concerns with the proposed access road, as the slopes are within 8%. Silver Star did not have concerns. Fall River was not present to discuss potential concerns.
- **FIRE PROTECTION:** This project does require Fire Protection. A fire pond has been located on the Concept Plan. The applicant will contact the Fire District directly to discuss the options for fire protection.
- **WASTEWATER TREATMENT:** Fire pond designs to determine setback requirements for septic systems. The slopes on Lot 3 may limit septic system options for that lot. EIPH needs their subdivision application submitted for the Preliminary Review stage.
- **PLANS & STUDIES:** A Landscaping Plan and Natural Resource Analysis will be required at the Preliminary Review stage.

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE

Idaho Code, Title 67, Section 67-6509, 67-6511, 67-6512, and Title 9, Section 3-2-(B-2) of the Teton County Code. 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, 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.

COMMENTS FROM NOTIFIED PROPERTY OWNERS AND PUBLIC AT LARGE

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

CRITERIA FOR APPROVAL

For approval of Concept Review of a proposed subdivision (9-3-2(B-4)), the County shall consider the objectives of Teton County Title 9, application materials, and in a general way, at least the following:

Objective	Applicant Comments	Staff Comments
<p>1. The conformance of the subdivision with the comprehensive plan.</p>	<p>Property is within the “Foothills” area, and the subdivision is designed in a way to align with the desired characteristics of that area, including low density and clustered building envelopes to preserve open space and viewsheds. A Natural Resource Analysis will be conducted in the preliminary stage.</p>	<p>This subdivision is designed in such a way to preserve the characteristics of the Foothills area. It is protecting the natural resources and habitat in the area by designating building envelopes that are clustered, which allows for open space on each lot and steeper slopes are protected. The Natural Resource Analysis will provide more information on the natural resources and wildlife habitat that can be protected on the property, but the applicant intends to implement recommendations from that Mitigation Plan.</p>
<p>2. The availability of public services to accommodate the proposed development.</p>	<p>There are entities accessible for all public services (power, telephone, solid waste, law enforcement, emergency services, health care, and schools).</p>	<p>The subdivision will utilize private well and septic systems. The subdivision will access from a public road, Old Jackson Highway. The property is surrounded by residential lots that have been built on, and one of the three lots in the subdivision has already been built on. Because of this, there are really only two lots proposed that would increase the impact, so it is unlikely that there will be a significant burden placed on public services as they are already utilized in that area. The subdivision will have its own road, maintained by the subdivision. The applicant has proposed a fire pond on the property. There is an option to utilize a nearby fire protection source if available. Having the source on site would create less of a burden on the Emergency Services.</p>
<p>3. The conformity of the proposed development with the capital improvements plan (CIP).</p>	<p>The density is 26.7 units/100 acres. The density assumption was not identified in this area for the CIP because it was assumed it would be annexed into the City of Victor. All applicable impact fees based on the Impact Fee Program/CIP 2008 will be paid.</p>	<p>This development is only three lots, with one already built on. The impact will be from two new lots. Impact fees will be paid during the building permit process that would offset that demand.</p>
<p>4. The public financial capability of supporting services for the proposed development.</p>	<p>Due to the small scale of this subdivision and the absence of any new public infrastructure, it would have a negligible impact on public finances. The Fiscal Impact Calculator was used for this proposal, which shows a slight positive impact.</p>	<p>The size of this subdivision should not cause a significant financial burden on the County; The Fiscal Impact Calculator submitted by the applicant shows a \$27 annual cost for operations and maintenance and a capital improvements one-time cost of \$554. The property taxes will likely increase from the current amounts as the property values will increase when the new lots have been improved.</p>
<p>5. Other health, safety, or general welfare concerns that may be brought to the County's attention.</p>	<p>Wildlife habitat will be considered through the Natural Resource Analysis recommendations. The property is in the Hillside Overlay, but the slopes are mostly less than 10%. The development has also been designed to keep development out of the scenic corridor.</p>	<p>The slopes and the location of the fire pond could affect septic system options, but the applicant has been in contact with Eastern Idaho Public Health. The roads will be constructed to road standards, and the property slopes are lower than the Hillside Overlay requires studies for. At the building permit stage, erosion and steep slope factors would be considered.</p>

POSSIBLE CONDITIONS OF APPROVAL

1. Compliance with all local, state, and federal regulations.
2. Begin working with EIPH for septic approval.
3. Begin working with Teton County Fire District for fire suppression approval.
4. Conduct required studies/plans for Preliminary Review: Landscape Plan, Natural Resources Analysis.

POSSIBLE PLANNING & ZONING COMMISSION ACTIONS

- A. Approve the Concept Plan, with the possible conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.
- B. Approve the Concept Plan, 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 Concept Plan 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 approve or deny the application:

APPROVAL

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

1. *Compliance with all local, state, and federal regulations.*
 2. *Begin working with EIPH for septic approval.*
 3. *Begin working with Teton County Fire District for fire suppression approval.*
 4. *Conduct required studies/plans for Preliminary Review: Landscape Plan, Natural Resources Analysis.*
- *and having found that the considerations for granting the Concept Plan Approval to Grace Hartman can be justified and have been presented in the application materials, staff report, and presentations to the Planning & Zoning Commission,*
 - *and having found that the proposal is generally consistent with the goals and policies of the 2012-2030 Teton County Comprehensive Plan,*
 - *I move to APPROVE the Concept Plan for Walipini Subdivision as described in the application materials submitted December 7, 2015 and as supplemented with additional applicant information attached to this staff report.*

DENIAL

Having concluded that the Criteria for Approval of a Subdivision Concept Plan found in Title 9-3-2(B-4) have not been satisfied, I move to DENY the Concept Plan for Walipini Subdivision as described in the application materials submitted December 7, 2015 and as supplemented with additional applicant information attached to this staff report. The following could be done to obtain approval:

1. ...

Prepared by Kristin Rader on 12-30-2015

ATTACHMENTS:

1. Application (5 pages)
2. Letter of Authorization (1 page)
3. Quitclaim Deed #216355 (2 pages)
4. Record of Survey #234885 (1 page)
5. Subdivision/Road Name Request (1 page)
6. Narrative (5 pages)
7. Concept Drawings (1 page)
8. Fiscal Impact Calculator (1 page)
9. Soil Resource Report (3 pages)
10. DRC Meeting Notes (3 pages)
11. Adjacent Landowner Notification (2 pages)

End of Staff Report



WALIPINI SUBDIVISION

NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT

CONCEPT PLAN

SUBDIVISION/PLANNED UNIT DEVELOPMENT APPLICATION

The Concept Plan Review is the first of three steps in the development process. Upon receipt of the required materials the planning staff shall stamp the application received, review the application for completeness and then schedule a Concept Review Meeting between the Applicant and the Planning Administrator or his or her designee. The application is constituted accepted upon completion of the checklist items and the review meeting with the Administrator. The Administrator will prepare a staff report for the Applicant within sixty (60) days. It is recommended that the Applicant review Titles 6, 8 and 9 of the Teton County Code prior to submittal. These Titles along with application materials are located on the County website at www.tetoncountyidaho.gov. The planning staff is also available to discuss applications and answer questions prior to receiving an application.

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: James Chin Revocable Trust (James Chin - Trustee)

Applicant: Grace Hartman E-mail: gracechinagain@gmail.com

Phone: (307) 699-3887 Mailing Address: P. O. Box 1407

City: Wilson State: WY Zip Code: 83014
Harmony Design Jennifer

Engineering Firm: & Engineering Contact Person: Zung Phone: (208) 354-1331

Address: 18 N. Main, Ste 305 E-mail: jen.zung@harmonydesigninc.com
PO Box 369

Location and Zoning District:

Address: 10645 Old Jackson Highway Parcel Number: RP03N46E198100

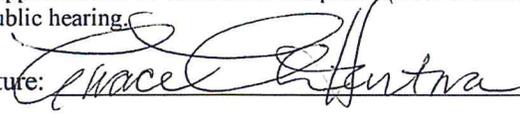
Section: 19 Township: 3N Range: 46E Total Acreage: 8.0

Proposed Units/ Lots: 3 Proposed Open Space Acres: 0

Proposing a Subdivision Proposing a Planned Unit Development
Zoning: A 2.5 A 20 Planned Community Rural Reserve

- | | | | |
|-------------------------------------|--|-------------------------------------|--------------------------------------|
| <input checked="" type="checkbox"/> | Latest recorded deed to the property | <input checked="" type="checkbox"/> | Affidavit of Legal Interest |
| <input checked="" type="checkbox"/> | Development name approved by GIS | <input checked="" type="checkbox"/> | Pre-application conference completed |
| <input checked="" type="checkbox"/> | 10% of total base fee (see current fee schedule) | | |

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 Planning and Zoning Commission public hearing.

• Applicant Signature:  Date: 12/3/15

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: _____ Date: _____

Fees are non-refundable.

SECTION II: CONSIDERATION FOR APPROVAL

Please submit narrative referencing the following:

- The conformance of the subdivision/PUD with the comprehensive plan.
- The availability of public services to accommodate the proposed development.
- The conformity of the proposed development with the capital improvements plan.
- The public financial capability of supporting services for the proposed development.
- Other health, safety or general welfare concerns that may be brought to the County's attention.

SECTION III: CHECKLIST OF ITEMS REQUIRED ON THE PLAN/PLAT DOCUMENT

1. Number of Plan:

- Two (2) Plans (11" X 17" or 18" X 24") and digital copy prepared by a professional land Surveyor/Engineer

2. Items on Plan/Plat:

- Plat is labeled "Concept Master Plan" in the lower right corner
- Open space, as required
- Neighboring property boundaries and owners within 300 feet
- Date prepared and date of any revisions
- Scale of drawings
- North arrow
- Vicinity map
- Section(s), Township, Range
- Specific phase, if any, has been labeled

3. Topographical Information:

- Contour lines
- Flood hazard area, if any
- Overlay areas

4. Design Requirements:

- Total acreage
- Number of lots and size
- Street layout including width and designation of county road access with notation of approaches, if applicable, no closer than 300 feet to one another
- Existing streets and names within 200 feet
- Easements for irrigation, water, sewer, power and telephone

SECTION IV: CHECKLIST OF REQUIRED ITEMS

Please submit narrative or renderings addressing each of the following categories:

1. Water Issues:

- Description of irrigation system
- Description of culinary water system
- Water rights
- Description of waste system
- Natural drainage channels
- Storm and surface water drainage

2. Maps Required:

- Soil types
- Geographical hazards

3. Availability and capability of public services:

These topics are to be addressed in a general way. A Public Service/ Fiscal Analysis may be required at the Preliminary Plat stage, at which time these items will be addressed in detail.

- Fire protection
- Police protection
- Public road construction and maintenance
- Central water
- Central sewer
- Parks and open space
- Recreation
- Infrastructure/open space maintenance
- Schools
- Solid waste collection
- Libraries
- Hospital
- Estimate of tax revenue

4. Zone Change, if any:

- Current Zoning District
- Proposed Zoning District
- Submit completed Zone Change Application

5. Other Land Use Applications, if any:

- Scenic Corridor
- Conditional Use Permit
- Variance
- Other: _____

SECTION V: PLANNING ADMINISTRATOR/DESIGNEE REVIEW/ACTION

Application is considered complete and accepted on this the _____ day of _____, 200__.

Planning Administrator/Designee Signature: _____



RECEIVED
BY: K. Rader
DATE: 12-7-2015

WALIPINI SUBDIVISION

NAME OF SUBDIVISION/PLANNED UNIT DEVELOPMENT

CONCEPT PLAN

SUBDIVISION/PLANNED UNIT DEVELOPMENT APPLICATION

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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: James Chin Revocable Trust (James Chin - Trustee)

Applicant: Grace Hartman E-mail: gracechinagain@gmail.com

Phone: (307) 699-3887 Mailing Address: P. O. Box 1407

City: Wilson State: WY Zip Code: 83014

Harmony Design Contact Person: Jennifer

Engineering Firm: & Engineering Phone: (208) 354-1331

Address: 18 N. Main, Ste 305 E-mail: jen.zung@harmonydesigninc.com
PO Box 369

Location and Zoning District:

Address: 10645 Old Jackson Highway Parcel Number: RP03N46E198100

Section: 19 Township: 3N Range: 46E Total Acreage: 8.0

Proposed Units/ Lots: 3 Proposed Open Space Acres: 0

JAMES K. CHIN
ELIZABETH CHAI VASARHELYI
P.O. BOX 1407
3225 ASTER LANE
WILSON, WY 83014

93-168-929
EZShield™ Check
Fraud Protection

3324

12/3 20 15

Pay to the order of Teton County \$ 214.00

Two hundred & fourteen Dollars

FIRST INTERSTATE BANK
888-752-3336
WWW.FIRSTINTERSTATEBANK.COM

Teton Co



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

JAMES CHIN, TRUSTEE OF THE "Owner" whose address is P.O. Box 1407
JAMES CHIN REVOCABLE TRUST City WILSON State WY Zip 83014

As owner of property more specifically described as:
10645 OLD JACKSON HWY VICTOR ID 83455
PARCEL # RPD 3N 46E 198 100

HEREBY AUTHORIZES GRACE CHIN 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)

JAMES CHIN Title TRUSTEE
(Print Name)

X _____
(Signature of Co-Owner)

(Print Name) Title _____

X _____
(Secretary or Corporate Owner)

(Print Name)

NOTARY: STATE OF: New York SS. New York

COUNTY OF: New York Zip 10021

Subscribed and sworn to before me by James Kou Wei Chin
this 3 day of December, 2015.

WITNESS my hand and official seal.

X [Signature]
Notary Public

5/5/18
Expiration Date



216355

MAR 29 11 3:34PM

AFTER RECORDING MAIL TO:

James K. Chin
PO Box 1045
Victor, ID 83455

Instrument # 216355

TETON COUNTY, IDAHO
3-29-2011 03:34:00 No. of Pages: 2
Recorded for : FIRST AMERICAN TITLE
MARY LOU HANSEN Fee: 13.00
Ex-Officio Recorder Deputy
Index to: DEED, QUIT-CLAIM

BGR

QUITCLAIM DEED

File No.: **367408-T (tm)**

Date: **March 16, 2011**

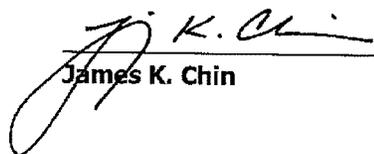
For Value Received, **James K. Chin, an unmarried man**, do(es) hereby convey, release, remise, and forever quit claim unto **James Chin, Trustee of The James Chin Revocable Trust dated August 24, 2010**, whose address is **PO Box 1045, Victor, ID 83455**, herein after called the Grantee, the following described premises situated in **Teton County, Idaho**, to-wit:

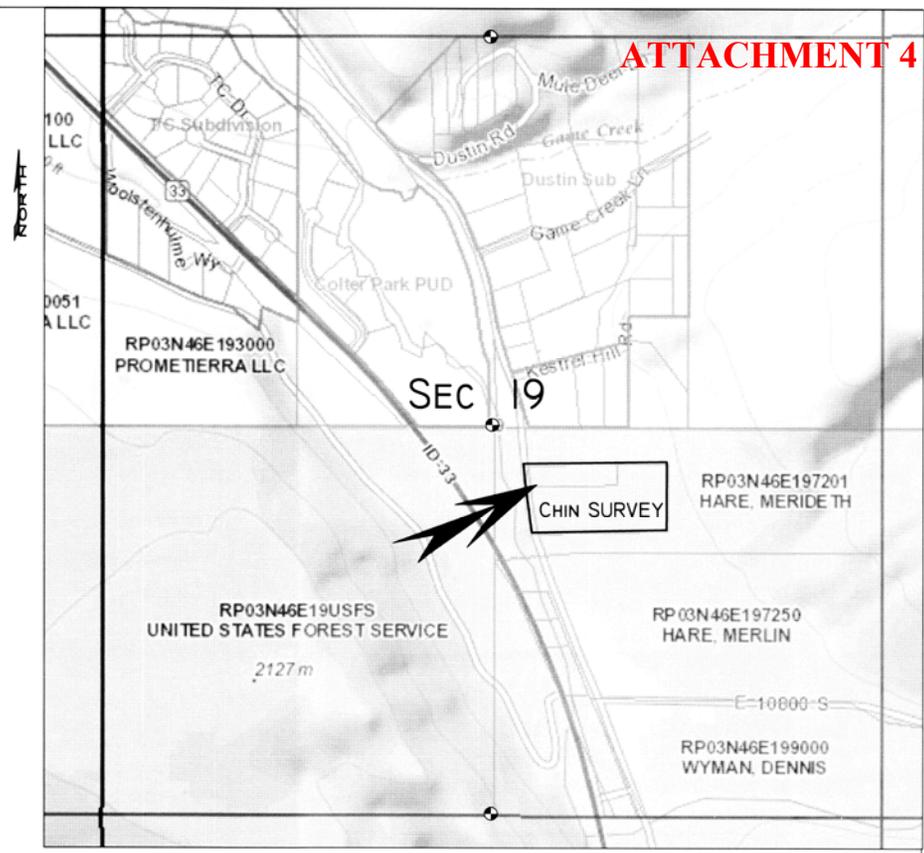
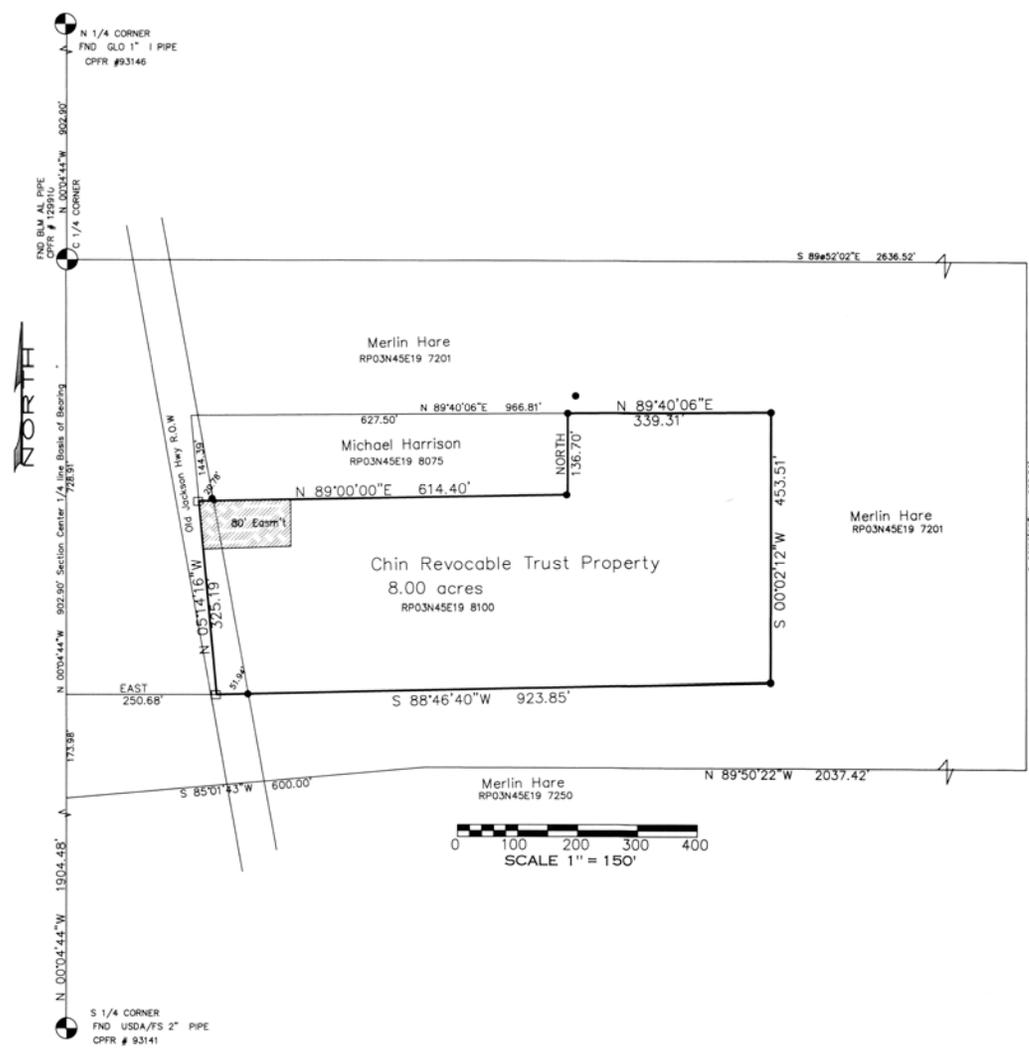
A part of the Northwest quarter Southeast quarter Section 19, Township 3N, Range 46 E, B.M., Teton County, Idaho, being further described as: From the South quarter corner of said Section 19, N00°04'44"W, 1904.48 feet along the center quarter section line of said Section 19, and East 250.68 feet to the POINT OF BEGINNING; thence N05°14'16"W, 325.19 feet along the property line that lies in the Old Jackson Highway county road way to a point; thence N89°00'00"E, 614.40 feet to a point; thence North, 136.69 feet to a point; thence N89°40'06"E, 339.31 feet to a point; thence S00°02'12"W, 453.51 feet to a point; thence S88°46'40"W, 923.85 feet to the TRUE POINT OF BEGINNING.

Also Together with a road and utility easement across a portion of the Western side of Parcel 1A to serve Parcel 1B as per the Survey recorded May 24, 2004 as Instrument No. 161310, records of Teton County, Idaho. Being further described as: From the S1/4 corner of Section 19, Township 3 North, Range 46 East, Boise Meridian, Teton County, Idaho, N00°04'44"W, 1904.48 feet along the West line of the SE1/4, thence East 250.68 feet and thence N05°14'16"W, 325.19 feet to the POINT OF BEGINNING; thence N89°00'00"E, 150.00 feet to a point; thence South 80 feet to a point; thence S89°00'00"W, 142.68 feet to the center of the Old Jackson Highway; thence N05°14'16"W, 80.21 feet to the POINT OF BEGINNING.

together with its appurtenances.

Dated: 3/18/11


James K. Chin



— VICINITY MAP — Scale 1" = 600'
 SEC 19, Twp 3N, Rng. 46E, B.M. Teton Co., Id.

LEGEND	
	SECTION CORNER - FOUND OR SET AS NOTED
	FOUND 1/2" IRON PIN
	SET 5/8" REBAR WITH AW CAP
	SECTION QUARTER LINES
	PROPERTY BOUNDARY ADJUSTED LINE
	ROAD EASEMENT LINE AS SHOWN
	60' County Road & Utility R.O.W.

SURVEYOR'S CERTIFICATE

I, ARNOLD W. WOOLSTENHULME, BEING A REGISTERED LAND SURVEYOR / ENGINEER IN THE STATE OF IDAHO # 2860, DO HEREBY CERTIFY THAT I DID CAUSE A SURVEY OF THIS TRACT OF AS HEREIN SHOWN AND PLATTED.

12/11/14

PROPERTY DESCRIPTION

AN 8.0 ACRE PARCEL IN THE NW 1/4 SEC. 19, TWP. 3 N., RNC. 46 E., B.M. TETON CO. IDAHO, BEING FURTHER DESCRIBED AS:
 FROM THE SOUTH 1/4 CORNER OF SAID SECTION 19, N 00°04'44"W, 1904.48 FEET ALONG THE CENTER QUARTER SECTION LINE OF SAID SECTION 19 AND EAST 250.68 FEET TO THE POINT OF BEGINNING;
 THENCE N 05°14'16"W, 325.19 FEET ALONG THE PROPERTY LINE THAT LIES IN THE OLD JACKSON HIGHWAY COUNTY ROAD WAY TO A POINT;
 THENCE N 89°00'00"E, 614.40 FEET TO A POINT;
 THENCE NORTH, 136.70 FEET TO A POINT;
 THENCE N 89°40'06"E, 339.31 FEET TO A POINT;
 THENCE S 00°02'12"W, 453.51 FEET TO A POINT;
 THENCE S 88°46'40"W, 923.85 FEET TO THE TRUE POINT OF BEGINNING.
 CONTAINS 8.00 ACRES MORE OR LESS.

ALSO TOGETHER WITH A ROAD AND UTILITY EASEMENT ACROSS A PORTION OF THE WESTERN SIDE OF PARCEL 1A AS PER THE SURVEY RECORDED MAY 24, 2004 AS INSTRUMENT NO. 161310, IN THE RECORDS OF TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:

FROM THE SOUTH 1/4 CORNER OF SAID SECTION 19, TWP 3 N., RNC 46 E., B.M., TETON COUNTY, IDAHO, N 00°04'44"W, 1904.48 FEET ALONG THE WEST LINE OF THE SE 1/4 THENCE EAST, 250.68 FEET and N 05°14'16"W, 325.19 FEET TO THE POINT OF BEGINNING;
 THENCE N 89°00'00"E, 150.00 FEET TO A POINT;
 THENCE SOUTH, 80.00 FEET TO A POINT;
 THENCE S 89°00'00"W, 142.68 FEET TO THE CENTER OF THE OLD JACKSON HIGHWAY;
 THENCE N 05°14'16"W, 80.21 FEET TO THE POINT OF BEGINNING.

COUNTY RECORDER CERTIFICATE

Instrument # 234885
 TETON COUNTY, IDAHO
 12-17-2014 09:25:00 AM No. of Pages: 1
 Recorded for: AW ENGINEERING
 MARY LOU HANSEN Fee: \$ 00
 Ex-Officio Recorder Deputy
 Index to: PROPERTY SURVEYS

RECORD OF SURVEY		
NW1/4SE1/4 Sec 19, Twp. 3N., Rng. 46E. B.M., Teton County, Idaho		
owner	Chin Revocable Trust	 255 SOUTH MAIN P.O. BOX 139 VICTOR, IDAHO 83455 (208) 787-2952 aweng@ida.net
Client	Eric Spitzer	
Reitor	Driggs, Idaho 83422	
Survey	11/23/2014	dwg: gww revised: 12/11/2014
		proj 2014-159



Subdivision and Road Name Request Form

To be completed before submitting subdivision application, and/or when changing a name of an existing subdivision or road name.

Naming of subdivisions and roads must conform to address policies, and name requirements as adopted by the Teton County Board of Commissioners. Addressing Staff will review your request and notify you of the results.

Requested by: JAMES CHIN VIA. HARMONY DESIGN Phone: 208-354-1331

Date: 12/3/2015 Fax: _____

SUBDIVISION

IS THIS A CITY OR COUNTY SUBDIVISION?

CITY / COUNTY

IS THIS AN EXISTING SUBDIVISION APPLICATION?:

Yes / No

EXISTING NAME: (If applicable)

list in order of preference

FOR OFFICE USE ONLY:

	PROPOSED NAME(S) list in order of preference	YES	NO	NOTES
1	WALIPINI SUBDIVISION	X		OK
2				

ROADS

IS THIS AN EXISTING NAME?:

Yes / No

EXISTING NAME: (If applicable)

list in order of preference

FOR OFFICE USE ONLY:

	PROPOSED NAME(S) list in order of preference	YES	NO	NOTES
1	WAPITI RUN		X	} ALREADY HAVE WAPITI DRIVE
2	WAPITI LANE		X	
3	WALIPINI LANE	X		OK
4				
5				
6				
7				
8				
9				
10				

FOR OFFICE USE ONLY:	Name	Date
Reviewed:	ROB MARIN	12/4/2015
Database: (SDE)	ROB MARIN	12/4/2015
Return Notice:	" "	12/4/2015

Walipini Subdivision

Concept Plan Narrative

I. INTRODUCTION AND PROJECT DESCRIPTION

Walipini Subdivision is a proposed single family residential subdivision in Teton County, Idaho. The site is located on the east side of Old Jackson Highway approximately 3 miles from the City of Victor.

Existing Conditions:

The existing site consists of 8 acres of land. One single family home and associated outbuildings exists on the west end of the site, and these are accessed from Old Jackson Highway at the northwest corner of the property. The site is bordered by residential properties on all sides.

Proposed Development:

The proposed development will consist of 3 lots with a minimum lot size of 2.5 acres and a maximum lot size of 3.0 acres. No zone change is proposed.

Setbacks / Building Envelopes:

In all cases, building setbacks will meet or exceed the minimum setbacks required by Teton County code for front yard, side yard, rear yard, stream, and ditch setbacks. Building envelopes are proposed to further restrict building locations to only a portion of the lot in order to preserve mountain views for all lots in the subdivision as well as the adjacent house to the north.

II. CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Walipini Subdivision property lies within the “Foothills” area as shown on the current Comprehensive Plan Framework Map. This Concept Plan for the Walipini Subdivision aligns with the vision of the Comprehensive Plan for this area. The following is a list of design elements incorporated into the proposed development plan, and a description of how these elements align with the definitive characteristics of the Comprehensive Plan Framework Map area.

Foothills Area

Desired character and land use (from Comprehensive Plan)	Design elements of Walipini Subdivision Concept Plan
Low residential densities with the provision for clustering/conservation development.	Building envelopes are provided for lots 2 and 3 to cluster the homes in close proximity to existing structures and reserve the eastern portion of the development for open space and viewsheds.
Residential development clustered to respect topography.	Existing topography rises to the eastern portion of the site. Building envelopes are located on the western sides of lots 2 and 3.
Access points to public lands.	The site is surrounded by private property on all sides. No access to public lands is possible from this property.
Conservation and wildlife habitat enhancement.	A Natural Resource Analysis is being conducted due to the wildlife overlay. Any recommendations in the Mitigation Plan will be implemented.
Wildland urban interface.	The site is located near an existing roadway and in an area of existing residential development. The eastern edge of the property lies more than 300' from the existing woodland edge.
Development regulated by overlays and development guidelines to protect natural resources and improve public safety.	This site lies within the Hillside Overlay, Scenic Corridor Overlay and Big Game Overlay. Although the site lies within the Hillside Overlay, actual slopes on the property are moderate (generally less than 10%). Only a small portion of the property lies within the Scenic Corridor Overlay and no building is proposed in this area. Wildlife will be considered in the CCR's regarding fencing restrictions and domestic animals as recommended by the Mitigation Plan, which will be submitted with the Preliminary Plat.

III. AVAILABILITY OF PUBLIC SERVICES TO ACCOMMODATE THE PROPOSED DEVELOPMENT

Fire protection:

The developer is investigating the possibility of entering into an agreement to share fire protection with a nearby (within 1 mile driving distance) development with an approved water source. If a nearby water source is not available an engineered fire pond located near the center of the development will provide fire protection. A dry hydrant will be provided and the pond will meet or exceed the requirements of the Teton County Fire District. The fire pond will be located within a proposed fire pond easement on lot 2.

Police protection:

Provided by Teton County Sheriff.

Public road construction and maintenance:

The development will be served by the existing access drive from Old Jackson Highway. Existing grades on the west end of the access drive currently exceed County standards. The existing access drive will be regraded and brought into compliance with County road standards for a local road and will be extended to the east to serve lots 2 and 3. A fire apparatus turnaround will be constructed at the end of the road to meet fire access requirements. Driveways for lots 2 and 3 will extend from the ends of the turnaround. Driveway access to lot 1 will be from the new access road in the approximate location of the existing access. Access to the adjacent lot to the north will be relocated where shown to accommodate new grading and alignment. The road will be located in a proposed 60' private access and utility easement. Maintenance of the roadways will be the responsibility of the developer until a Homeowners Association is formed. Once the Homeowners Association is formed, maintenance of the roadways including, repairs, snowplowing, and re-grading, will be the responsibility of the association.

Water (Culinary Water / Drainage / Irrigation):

The proposed lots will be served by individual domestic wells. Installation and maintenance of each well will be each individual lot owner's responsibility. Lot 1 is currently served by an existing well.

The natural drainage patterns of the site will be maintained wherever possible. Drainage swales along the roadway edges will convey runoff from the roadway where required. A drainage report and stormwater calculations will be provided with the Preliminary Plat submission. Erosion control measures will be implemented to comply with state and federal regulations. Typical measures that may be implemented include, vehicle tracking control, silt fence, hay bales, wattles, and dust control measures.

The site is located within the Fremont-Madison Irrigation District. An existing ditch runs from east to west along the north boundary and serves this development as well as the adjacent property to the north. This ditch will remain

in its current state and will be accommodated through culverts under proposed driveways where necessary. A 20' irrigation easement, centered on the existing ditch is proposed for access and maintenance of the ditch. This property has water rights available.

Sewer:

The proposed lots will be served by individual septic systems that will be designed and constructed in accordance with Eastern Idaho Public Health regulations. The installation and maintenance of each septic system will be each individual lot owner's responsibility. Lot 1 is currently served by an existing septic system.

Parks and open space:

None provided or required.

Recreation:

None provided or required.

Infrastructure open space maintenance:

None provided.

Schools:

Provided by Teton School District 401

Solid waste collection:

Provided by RAD Curbside Trash & Recycling.

Libraries:

Provided by Valley of the Tetons Library

Hospital:

Provided by Teton Valley Hospital, Teton Valley Healthcare

Estimate of tax revenue:

See attached.

IV. CONFORMITY WITH THE CAPITAL IMPROVEMENTS PLAN

The density of Walipini Subdivision is 26.7 units per 100 acres. The density assumptions used in the Capital Improvement Plan are not identified for this area as it was assumed by that study that this area would eventually be annexed to the City of Victor.

This development is very small in scale. The only road proposed will be privately built and maintained. An existing single family home already exists on the

property (Lot 1) so the net gain for this 3 lot subdivision is effectively only two lots.

All required impact fees will be paid in accordance with the Teton county development Impact Fee Program / Capital Improvement Plan, 2008. The current fee is \$2,005.96 per dwelling unit to be paid at the time of building permit issuance.

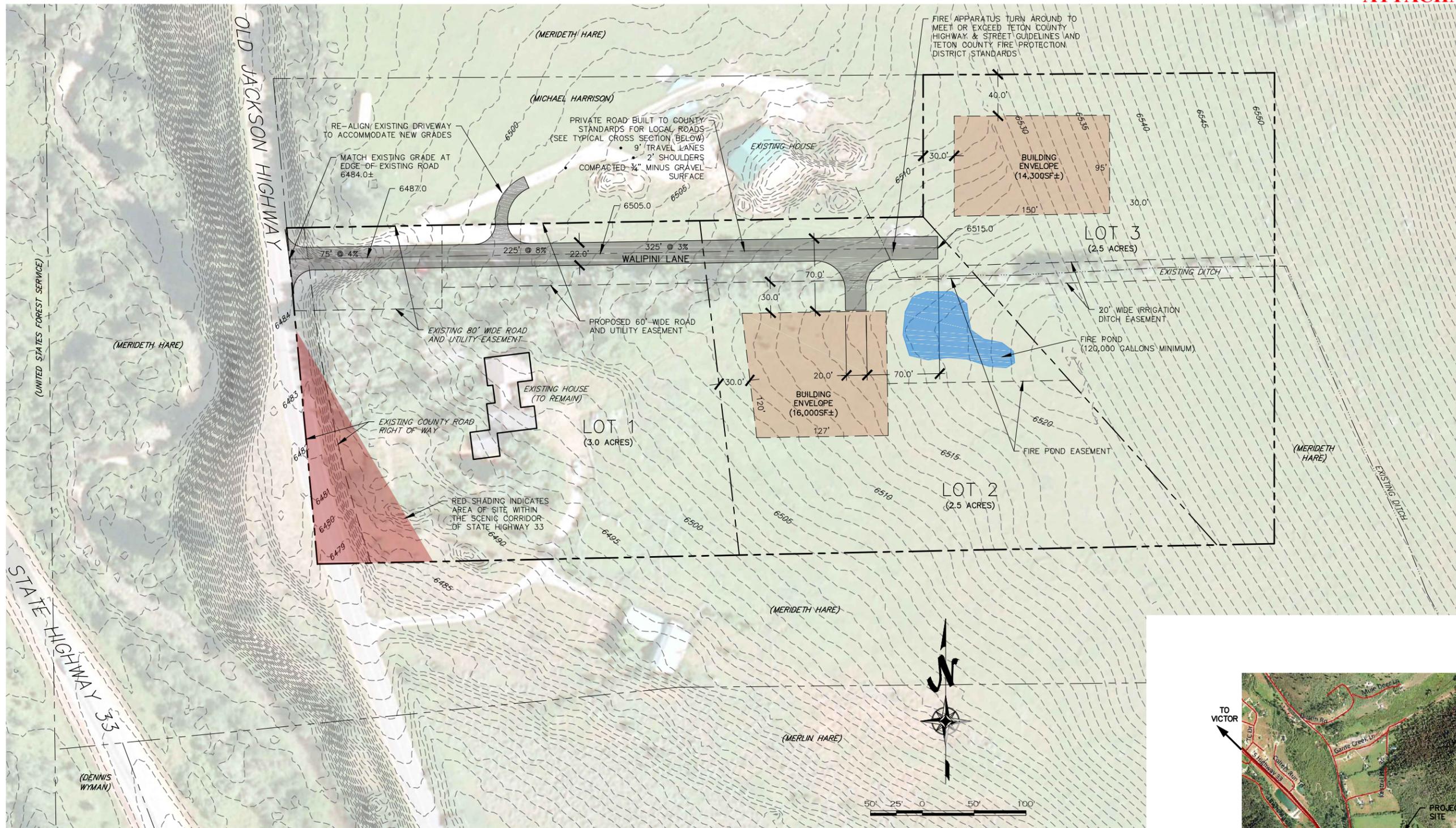
V. THE PUBLIC FINANCIAL CAPABILITY OF SUPPORTING SERVICES FOR THE PROPOSED DEVELOPMENT

Due to the small scale of this subdivision and the absence of any new public infrastructure (roads, etc.) that would need to be maintained by the County, it will have a negligible impact on public finances.

The fiscal impact calculator (see attached) shows a slight positive impact.

VI. OTHER HEALTH, SAFETY OR GENERAL WELFARE CONCERNS

A Natural Resource Analysis is being conducted due to the site being located within the wildlife overlay. Any recommendations in the Mitigation Plan that will be submitted with Preliminary Plat will be implemented. The site also lies within the Hillside Overlay. However, actual slopes on the property are moderate (generally less than 10%). Also a small portion of the property lies within the Scenic Corridor Overlay. However, no improvements are proposed in this area and Scenic Corridor provisions only apply at the time of building permit.



DATE: 12/7/2015
REVISIONS:
SCALE: AS SHOWN
DESIGNED BY: RGB
DRAWN BY: RGB
CHECKED BY: JFZ
PROJ. #: 10022-143-1

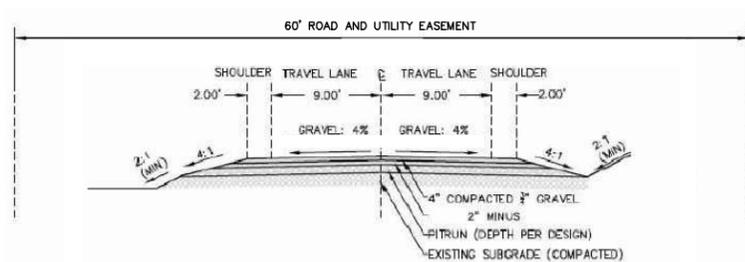
SITE DATA AND GENERAL NOTES

THIS SITE IS LOCATED WITHIN NW ¼, SE ¼ OF SECTION 19, T3N, R46E, TETON COUNTY IDAHO.

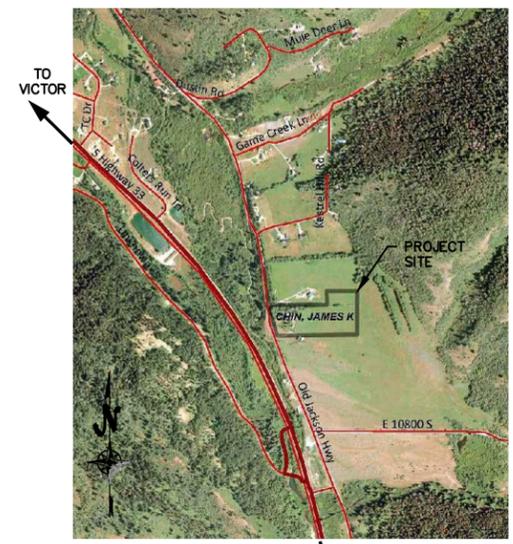
EXISTING ZONING: A/RR:2.5
 TOTAL SITE AREA: 8.0 ACRES
 TOTAL NUMBER OF LOTS: 3
 MINIMUM LOT SIZE: 2.5 ACRES
 MAXIMUM LOT SIZE: 3.0 ACRES

MINIMUM SETBACKS:
 FRONT 30'
 SIDE 30'
 REAR 40'
 STREAM 50'
 DITCH 15'

- THIS SITE LIES ENTIRELY WITHIN THE BIG GAME MIGRATION CORRIDORS AND SEASONAL RANGE OVERLAY AREA.
- THIS SITE LIES WITHIN THE HILLSIDE OVERLAY AREA. THE AVERAGE SLOPE ACROSS THE SITE IS 10%.
- THIS SITE DOES NOT CONTAIN ANY KNOWN GEOLOGIC HAZARDS.
- THIS SITE DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA.
- THE SOUTHWEST CORNER OF THE SITE LIES WITHIN THE SCENIC CORRIDOR OVERLAY AREA DEFINED AS 300' FROM THE RIGHT OF WAY OF STATE HIGHWAY 33. NO BUILDINGS OR IMPROVEMENTS ARE PROPOSED IN THIS AREA.
- EXISTING TOPOGRAPHIC INFORMATION SHOWN IS FROM THE NATIONAL ELEVATION DATA SET (EAST SIDE) AND 2012 LIDAR DATA PROVIDED BY TETON COUNTY (WEST SIDE).



TYPICAL ROAD CROSS SECTION
TETON COUNTY LOCAL ROAD STANDARD
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

PROJECT NAME
WALIPINI SUBDIVISION
CONCEPT PLAN APPLICATION
CONCEPT MASTER PLAN

Teton County, Idaho - Fiscal Impact Calculator

Project Profile

Project Name	Walipini Subdivision
Number of Dwelling Units	3
Distance out County Roads	Less Than 1 Mile
Daily Vehicle Miles Traveled	12
Value of One Lot with a Dwelling Unit	\$325,000

	Cost Per Dwelling Unit	Property Tax and Other Revenues Per Dwelling Unit
Annual Operations and Maintenance for All County Services	\$1,235	\$1,244
Capital Facilities County Total for All County Services	\$2,233	\$2,418

	Cost-Benefit Per Dwelling Unit
Annual Operations and Maintenance Cost-Benefit	\$9
Capital Facilities Cost-Benefit	\$185

**Cost-Benefit of
Walipini Subdivision**

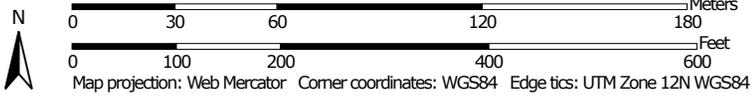
	Operations and Maintenance Annual Cost-Benefit	Capital Improvements One-Time Cost-Benefit
Road Fund	\$548	\$2,270
General Fund	-\$458	-\$1,064
Special Revenue Funds	-\$62	-\$652
Total Cost-Benefit	\$27	\$554

Generated Using the Fiscal Impact Planning System

Soil Map—Teton Area, Idaho and Wyoming
(Chin Subdivision)



Map Scale: 1:2,200 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Teton Area, Idaho and Wyoming
Survey Area Data: Version 5, Sep 25, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 20, 2011—Jul 21, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Teton Area, Idaho and Wyoming (ID650)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
43B725	Dranyon silt loam, 2 to 25 percent slopes	16.9	87.6%
13113	Foxcreek mucky peat, 0 to 2 percent slopes	0.6	2.9%
13425	Badgerton-Alpine complex, 2 to 8 percent slopes	1.8	9.5%
Totals for Area of Interest		19.3	100.0%



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

ATTACHMENT 10

FROM: Kristin Rader, Planner
TO: Grace Hartman; Jen Zung, Harmony Design & Engineering
CC: Jason Boal, Teton County Planning Administrator; Tom Davis, Teton County Building Official;
Darryl Johnson, Teton County Public Works Director; Earle Giles, Teton County Fire District;
Mike Dronen, EIPH; Michelle Motzkus, Silver Star Communications
RE: Walipini Subdivision, Concept Approval – DRC Meeting Notes
DATE: December 18, 2015

Amended
12-21-2015

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

Roads & Utilities

- The access point from Old Jackson Highway for this subdivision road will be reconstructed. Because of this, the driveway that is currently used to access the parcel to the north of this project will be moved further to the east to account for the change of slopes.
- Public Works does not have concerns with the proposed access road, as the slopes are within 8%.
- Silver Star Communications did not have concerns with the project, but the application has been submitted to their engineering department for review.
- Fall River Electric did not attend the meeting. I recommend that the applicant contact them to confirm there are no issues with this project.

Fire Protection

- This project does require Fire Protection. A fire pond has been located on the Concept Plan. However, there is an option available to connect to an approved water source within 1 mile of the project. Jen was going to contact Earle. Since the Fire District did not attend the meeting, the applicant will contact Earle directly to discuss the options for fire protection.

Septic System & Water Quality

- Eastern Idaho Public Health needs their subdivision application submitted at the Preliminary Review Stage.
- Lot 3 may have steep slopes. Mike can confirm what types of septic systems may work on this lot.
- If a fire pond is located on Lot 2, Mike said it should be lined, and he will need will need to see the designs to determine setback requirements for septic systems.

Plans & Studies

- **Natural Resource Analysis:** This property is located in the Big Game Migration Corridors and Seasonal Range overlay area, so this study will be required for Preliminary Review.
- **Landscaping Plan:** This plan will be required for Preliminary Review. This shall include a vegetation/revegetation plan identifying locations where vegetation will be installed in order to replace existing vegetation or revegetate disturbed areas, a plan for weed management, a stabilization plan to cover any disturbed slopes, and a plan to provide screening from neighboring properties or from State Highways 31, 32, 33 or Ski Hill Road.
- **Hillside Studies:** Although this property is located within the Hillside Overlay, it was determined that the Hillside Studies are not required for this project as development is not occurring on slopes over 20% nor are the access roads to the building sites on slopes over 20%.

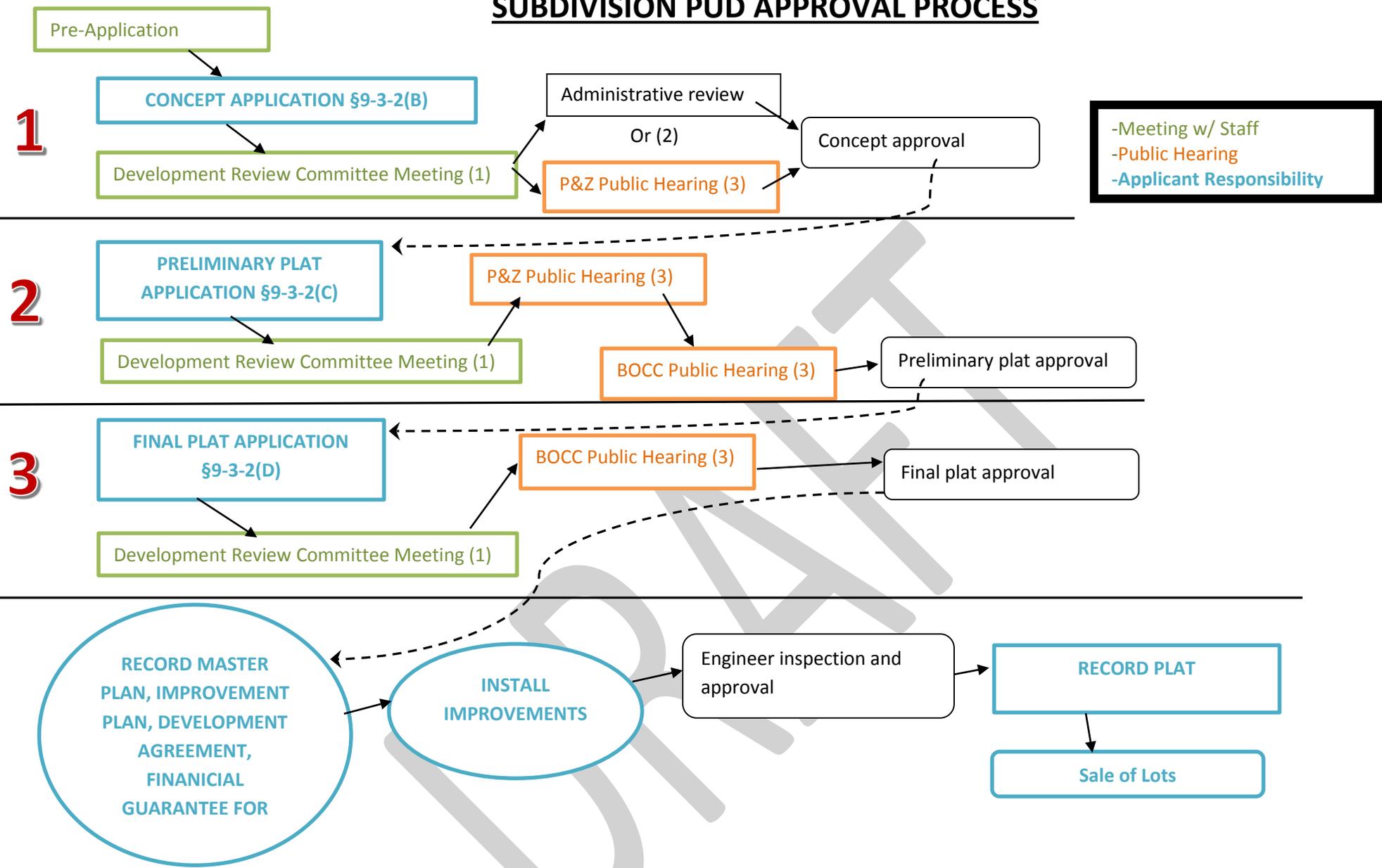
More information on the required studies can be found in the [Teton County Code, Title 9](#).

Public Hearing Information:

You are scheduled for the Teton County Planning and Zoning Commission public on **Tuesday, January 12, 2016 at 5:30 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. Public hearings are required for the Preliminary and Final stages of this process. The scheduling of those will depend on your application submittal dates.

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

SUBDIVISION PUD APPROVAL PROCESS



(1) Staff will need adequate time to review submitted and/or required documents prior to DRC meetings & Public Hearings.
 (2) Subdivisions with greater than 10 lots, within an overlay area, or will have a large impact on the neighborhood or public require a public hearing at the concept phase.
 (3) Public Hearings must be noticed according to state code §65-67:6509, 6511, 6512 & 6519.



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 proposed subdivision.

Dear Property Owners:

This letter is to notify you that an application for Subdivision Concept Review has been submitted to the Teton County Planning Department by a nearby landowner. According to the Teton County Code (9-3-2B), the purpose of the Concept Review is to discuss, in general, the feasibility and possibility of building the proposed subdivision, including its conformity with the Comprehensive Plan, its relationship to surrounding development, any site conditions that may require special consideration or treatment, and to discuss and review the requirements of the Teton County Code. It is not to determine the exactness of each item required in the checklists of the preliminary and final plat process.

Because the proposed subdivision is located in Natural Resource Overlay areas, a public hearing with the Teton County Planning & Zoning Commission (PZC) is required for Concept Review approval. For approval of Concept Review of a proposed subdivision, the County shall consider the objectives of Teton County Title 9, in addition to the applicant's narrative explaining the impact of the development, and in a general way, at least the following:

- a. The conformance of the subdivision with the comprehensive plan.
- b. The availability of public services to accommodate the proposed development.
- c. The conformity of the proposed development with the capital improvements plan.
- d. The public financial capability of supporting services for the proposed development.
- e. Other health, safety, or general welfare concerns that may be brought to the County's attention.

The planning staff is soliciting comments from people in the vicinity of the applicant's property, so we can be aware of neighborhood issues related to the application and incorporate your comments into the staff report to the PZC. Please provide comments related to this application and the criteria of approval listed above.

Applicant: Grace Hartman **Landowner:** James Chin Revocable Trust **Zoning District:** A 2.5; partially in Scenic Corridor
Legal Description: RP03N46E198100; TAX #6313 SEC 19 T3N R46E
Parcel Size: 8 acres **Physical Address:** 10645 Old Jackson Highway, Victor, ID 83455

Description of Application: Grace Hartman is proposing a 3 lot subdivision on an 8-acre parcel owned by the James Chin Revocable Trust. Two lots will be 2.5 acres, and the third lot will be 3 acres. A small portion of this property is located in the Scenic Corridor; however, no development is proposed there, so a Scenic Corridor Design Review is not required.

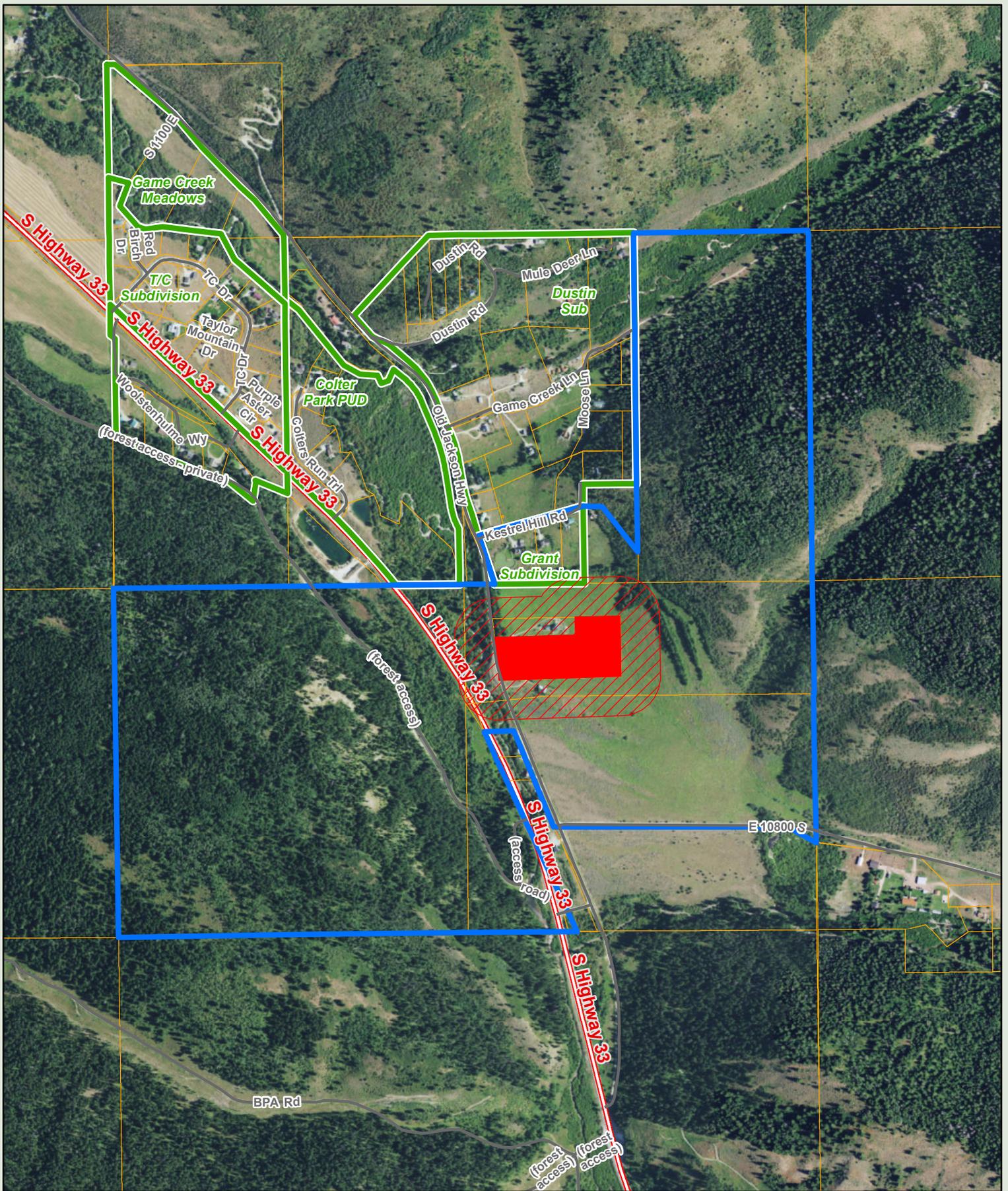
PUBLIC HEARING

The Teton County Planning and Zoning Commission will hold a 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 as the second item on the agenda, at **5:30pm**. The meeting will begin at 5:00 p.m.

Information on the above application is available for public viewing in the Teton County Planning 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 PZC department page, then select the Public Hearing of January 12, 2016 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 Department no later than 5:00pm on Friday, January 1st. 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 the Planning and Zoning Commission or Board of County Commissioners concerning this application, as their decision must, by law, be confined to the record produced at the public hearing.

If you have any further questions, please do not hesitate to contact the Teton County Planning & Building Department.



Legend

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

**WALIPINI SUBDIVISION
CONCEPT APPLICATION NOTIFICATION**

Printed: December 15, 2015



TETON COUNTY PLANNING AND ZONING COMMISSION

Meeting Primer, January 12, 2016

County Commissioners' Meeting Room, Driggs, ID

Article 13 Review:

Article 13 is intended to be the portion of the code that does 2 things: 1) explains what is required for the applicant to submit with their application, and 2) explains what criteria will be used to review the application (if the criteria is not found elsewhere).

13.1- Explains the Property Development Plan (PDP). The intent of this plan is to provide the decision makers (Staff, PZC, and/or BoCC) a complete package of what the intent is with the property. This PDP is in essence the application, site plan, documentation that will be kept to show what the original intent of the application was, explanation the original conditions of the property, and the technical plans of what was applied for.

13.2- Is where the "Additional Requirements" can be found. Depending on the type, location, and scale of the development, additional information will be needed to evaluate the application. Article 13.2 lists the additional studies/plans that may be required and identifies which types of developments would trigger the additional section. Currently the chart utilizes an X or Blank as opposed to a P= Possible, X= Yes, or Blank= No. The reason for this is so that a property owner can turn to the specific section to determine whether or not it was going to be needed, as opposed to relying on the chart.

13.3- This section explains the specific additional studies that may be required. Some of the sections are required for all developments, while some are only required for certain types or locations of the development. Each individual section identifies where/when the section would be required, the intent of the section, the standards used to review the section, and the format the information needs to be submitted in.

*Attached is a "Fire Protection Plan" section. Staff realized last week that these standards were not adequately covered elsewhere in the code and wanted to be sure to include them.

Goals:

- Make sure we are comfortable with Article 13 as a whole.
- Make sure the criteria in 13.2 is clear, not too burdensome and adequate for the decision makers.
- Review as many of the sections of 13.3 as we can.
 - Come to agreement about the standards used and the format of the section.
 - Come to agreement about the applicability of the requirements (Staff is working on a cost analysis based on the table in 13.2.2 which we hope will help clarify the cost of each section. We anticipate this being part of the conversation in the January 19th meeting. Please focus on the individual 13.3.XX sections and don't spend too much time on 13.2.2 for this meeting. We will talk about When and where the studies are required in the 19th meeting.

13.3.26. Fire Protection Plan

A. Areas Applicability

This Section applies to all land found in Teton County.

B. Scale/Scope of Development Requiring Applicability

This Division applies to all development in Teton County in Teton County.

C. Intent

The intent of this Division is to ensure that all development in Teton County meets the International Fire Code as well as other standards required by the the Teton County Fire Protection District, Resolution for Subdivisions Number 3, adopted on 22 February 2005, as amended. (April 22, 2008).

D. Standards

Fire Protection stadards can be found in the International Fire Code as adopted by the State of Idaho and the most recently adopted/amended Teton County Fire Protection District, Fire Protection Resolution for Subdivisions.

Per the Teton County Fire Protection District, Fire Protection Resolution for Subdivisions, any subdivision greater than 3 lots shall provide an approved water source or enter an agreement for a shared water access within 1 mile of driving distance. This provision applies to all Land Divisions, Short Plats and Full Plats

E. Section Format for the Property Development Plan

A fire protection plan shall be submitted that identifies the following:

1. Road layout (including grade, curve and turnout specifications)
2. Driveway layout (including grade, curve and turnout specifications)

3. Distance from structures to fire protection water supply

4. Fire pond/hydrant construction plans

5. Fire protection easements

6. Fire portection system maintenance provisions

7. Maintenance plan, fire protection covenants, and/or fire protection agreements

8. Letter of notification indicating the intent to be considered for reimbursement of a portion of the costs of the fire proectection improvements required by this ordinance, that may be utilized by future development.