

**Teton County Idaho Commissioners' Meeting Agenda**  
**Monday January 11, 2016 9:00 am**  
150 Courthouse Drive, Driggs, ID – 1<sup>st</sup> Floor Meeting Room

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**9:00 Meeting Called to Order – Bill Leake, Chair**  
*Amendments to Agenda*

**IT/EMERGENCY MANAGEMENT – Greg Adams**

1. Projects Accomplished
2. Future Projects
3. Future Appointments

**9:00 SOLID WASTE FEE DECISION PROCESS**

**9:30 OPEN MIC** (*if no speakers, go to next agenda items*)

**TREASURER – Beverly Palm**

1. Tax Cancellations
2. Quarterly Statement

**9:45 TETON VALLEY BUSINESS DEVELOPMENT CENTER – Brian McDermott**

1. Quarterly Report

**CLERK**

1. Resolution 2011-0111A establishing election precincts
2. Resolution 2011-0111B establishing Commissioner District boundaries
3. Number of ballots to order for March 8 Presidential Primary election
4. Changes to FY 2016 budget for Fair/Fairgrounds
5. Quarterly financial reports, including report of contingency fund expenditures
6. Resolution 2011-0111C approving budget transfers for first quarter FY 2016
7. Renewal of 2-year levy for Road & Bridge

**10:00 PUBLIC WORKS – Darryl Johnson**

1. Solid Waste – Saul Varela, Supervisor
2. Road & Bridge – Clay Smith, Supervisor
  - a. Road & Bridge Update
3. Engineering
4. Facilities

**PLANNING AND BUILDING – Jason Boal**

1. Land Split 160763, April 19, 2004
2. Planning Update
  - a. Land Use Code Update
  - b. Impact Fee Ordinance
  - c. Recreation and Public Access Plan Implementation
  - d. Affordable Housing
  - e. Property Inquiry Database
3. Building Update
  - a. Building Permit Numbers
  - b. Enforcement
4. Weed/Natural Resources Update
  - a. Weed Superintendent Progress and Planning
  - b. ISDA Ag Resources Officer to Visit
5. Floodplain Management Update
  - a. Floodplain Mapping Update
  - b. Risk MAP Project
6. Staff Certifications for 2016 and Upcoming Meetings/Trainings
7. Budget Request
8. Additional Building Permit

**12:00 ELECTED OFFICIALS AND DEPARTMENT HEAD MEETING**

1. FY 2016 Priorities

**ADMINISTRATIVE BUSINESS** (*will be dealt with as time permits*)

1. Approve Available Minutes
2. Other Business
  - a. 2016 Scheduling
  - b. Centennial Eagle Dedication
  - c. Less Than Five Acre Agricultural Exemption
  - d. Revised County Logo
3. Committee Reports
4. Claims
5. Executive Session for legal counsel per IC74-206(1)(f)

**ADJOURNMENT**

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**Upcoming Meetings**

Jan 25 9:00 am Regular BoCC Meeting  
Jan 21 10:00 am BoCC and Council of Governments

Feb 8 9:00 am Regular BoCC Meeting  
Feb 22 9:00 am Regular BoCC Meeting

## SOLID WASTE FEE OPTIONS for FY 2017

A Solid Waste Fee (SWF) has been collected with property taxes for many years to help pay the cost of the county's solid waste management system. Prior to FY 2016, the fee was charged only to owners of residential and commercial buildings, representing about 1/3 of the properties in Teton County. The owners of about 400 commercial parcels paid nearly 22% of the total SWF collected in FY 2015.

The Commissioners re-examined the SWF and authorizing statutes during their FY 2016 budget process and approved its application to all real property parcels. This decision generated significant controversy among owners of multiple agricultural and/or vacant residential parcels. About 40 property owners attended a Town Hall meeting and provided a variety of comments and suggestions for revision of the SWF.

The various options and resulting fees are listed below. The Commissioners now need to answer three major questions: (1) Which parcels should help pay the cost of the county's solid waste system? (2) Should there be a graduated SWF schedule based on parcel type? (3) How much of the Solid Waste budget should be funded by the Solid Waste Fee vs. funded by Tipping Fees collected at the transfer station?

The Solid Waste operation costs about \$1.2 million dollars per year, including \$225,000 for the transfer station bond payment and \$350,000 for hauling and tipping fees for waste taken to the Circular Butte Landfill. In addition, the county must build up a "self-assurance" fund and save money for future landfill and transfer station capital expenses. The 20-year bond will be paid off in FY 2027.

### SOLID WASTE FEE OPTIONS & RESULTING FEES

	Parcels with Residential Structures	Parcels with Commercial Structures	Parcels with Wells, Common/Open Areas, Paths, etc.	All other parcels (ag, vacant lots, etc.)
FY 14 and before	\$105	\$0.15 per s/f (\$2,000 max)	0	0
FY 15 (one-year increase to help fund landfill cap repair)	\$157.50	\$0.17 per s/f (\$2,200 max)	0	0
FY 16	\$60	\$60	\$60	\$60
<b>Options for FY 2017</b> (to collect \$700,000 using 1/4/16 parcel counts, "Calculation" worksheet will calculate fees if numbers change)				
Return to FY 14 fee system	\$105	\$0.15 per s/f (\$2,000 max)	\$0	\$0
Flat fee to all parcels	\$47	\$47	\$47	\$47
Graduated fee to all parcels	\$97	\$97	\$20	\$20
Graduated fee to all parcels except wells, open areas, etc.	\$98	\$98	\$0	\$20
Flat fee only to residential/commercial structures	\$134	\$134	\$0	\$0
Replace Tipping Fees with increased SWF to structures (assume 7,000 tons @\$76/ton)	\$236	\$236	\$0	\$0
Flat fee to all parcels, with max of 3 fees per owner	<i>Tax software cannot accommodate this option</i>			
<b>Eliminate SWF, collect \$1.2 million via tipping fees</b>	<i>\$1,200,000/7,000 tons = tipping fee of \$171.43 per ton</i>			

PARCEL CATEGORIES	Count per Assessor on Jan. 4, 2016*
Residential Structures	4,811
Commercial Structures	411
Wells, Common/Open Areas, Paths, Park, Roads, etc.	253
All other parcels (ag, undeveloped lots, etc.)	9,482
<b>TOTAL PARCEL COUNT</b>	<b>14,957</b>
<small>*2016 parcel counts subject to change until 6-27-16</small>	

<b>Solid Waste Tipping Fees Collected per Fiscal Year (Acct #23-00-349-5)</b>		
		Notes
FY 2015	\$688,565	Household tip fees \$76/ton & non-household \$210/ton on 10-1-14
FY 2014	\$500,611	
FY 2013	\$479,253	
FY 2012	\$420,491	Household tip fees \$66/ton & non-household \$105/ton on 10-1-11
FY 2011	\$408,393	
FY 2010	\$544,442	Household tip fees \$63/ton & non-household \$100/ton on 10-1-09
FY 2009	\$514,992	Household tip fees \$60/ton & non-household \$90/ton on 10-1-08
FY 2008	\$606,408	Household tip fees \$60 per ton on 10-1-07
FY 2007	\$259,814	
FY 2006	\$142,187	
FY 2005	\$82,216	
FY 2004	\$72,213	Landfill fees \$2.50/cu yd, \$7/pickup, \$20/single axle truck, \$30/dump truck
FY 2003	\$52,326	
FY 2002	\$40,843	
FY 2001	\$35,941	
FY 2000	\$17,874	
FY 1999	\$13,239	



## TVBDC Progress Report

Date:	09-Dec-15
Company Name:	TVCC

### About This Report

<b>Title of Document</b>	TVCC and TVBDC Agreement: Tourism
<b>Reporting Period</b>	From: 11-Nov-15      To: 09-Dec-15
<b>Authors &amp; Project Role</b>	Kristi Baughman ED
<b>Access</b>	Google DOCS ( please request for access)

### About The Project

TVBDC serves as the County's designated entity to coordinate all aspects of the TCEDP, including work being done by such entities as the Chamber of Commerce, the Geo Tourism Center and each of the county's three cities. The Chamber manages the tourism aspects of the Teton County Economic Development

The Chamber hereby agrees to perform such services, as an independent contractor, pursuant to the terms and conditions hereinafter set forth. TVBDC shall forward County funding as available to facilitate the Chamber's work on Tourism. Scope of Work to be performed by the Chamber:

### Targets Achieved

- County Outreach for Event Application Submissions
- Approved funding for Snowfest Sled Dog Races, GTC Advertising, and Hospitality Training
- Submitted to State for Approval
- Local Business Outreach and Ad *Campaigns Outdoor Adventure Mad & Food Traveler*
- Email Campaign for Events-Discover Teton Valley website: loaded and marketed
- Answered emails and phone calls for tourism related inquiries

### Current tasks

- Preparing bid requirements for Teton Valley Brochure
- Updating website for shop local campaigns

# Teton Valley Business Development Center Strategies and Progress Report October 9, 2015

## Economic Growth Strategies – By Focus Area (Source: RPI Report)

### A. Business Recruitment and Development

- **Establish an organizational structure (A1a) (Also includes all organizational support and misc. work)**

*Primary Responsibility: Brian McDermott; Timeframe: ongoing*

- Policies and Procedures
- Revenue
- Employee Evaluation

#### **Actions:**

- Moving into Geotourism office space before Nov. 30. Rent is 0. Lease to be reviewed by board. Sent notice to Chambers.
- Did three-day regional econ dev. tour, including Teton Valley. Key learning: as long as tax revenues are so meager, it's hard to do anything in this state.
- Gave intro tour to new TVN reporter, Teresa Mull.
- Hosted community forum with Ken Edmunds, Director of Idaho Dept. of Labor

### **Identify start-up funding (A1b)**

- **Inventory infrastructure and real estate assets (A2a)**

*Primary Responsibility: Brian McDermott, coordinate with Rob Marin; Timeframe: ongoing*

- Communications/Broadband
- Electricity
- Transportation
- Water
- Real Estate/Gem State Prospector

#### **Actions:**

- Preliminary discussion on TVBDC's appropriate coordinating role on transportation.

- **Disseminate information on assets (A2b)**

*Primary Responsibility: Brian McDermott, coordinate with Rob Marin; Timeframe: ongoing*

- Add information and links to website as available

- **Identify specific businesses and set goals for recruitment (A2c)**

*Primary Responsibility: Board;*

- Identify business and industry targets
- Brian McDermott will respond to inquiries

## Actions:

### Status on current prospect companies:

- Project Miller—new Urbanist rec. tech mixed use development
  - Potential land and build-to-suit partners identified
  - Beginning to line up tenants. Seago is quite interested.
  - Seago is exploring land and design options.
  - No new movement
- Project Juice—beverage
  - No new movement.
- Steve Potts Bikes
  - New prospect has shut his old business in Calif. and will be scheduling a visit to Teton Valley and Bozeman.
  - Sent follow-up email. No new movement
- Kirk A. Pacenti // Owner Pacenti Cycle Design
  - He expresses strong interest.
  - Supplied follow up info. Will schedule call and visit.
  - Sent follow-up email. No new movement

## Recruiting contacts:

- Discussing with Commerce's Ian Malepei our representation at shot show..
- Call with Malepei, Steve Kitto and Brian Cousins re: rec tech team.

## Advertising & Media Relations:

### Aviation Sector:

- Scheduled phone call with Dean Scott Rasmussen of ISU re: technology education.

- **Recruit creative class entrepreneurs that can work from home via telecommuting (A2d)**

*Primary Responsibility: Board; Timeframe: ongoing*

- Develop a recruitment campaign
- Brian McDermott will respond to inquiries on an ongoing basis as needed

## Action:

- Scored above-the-fold story in TVN on our workforce development network technician grant.
- Working with Idaho Commerce to publicize our technology workforce development initiatives.

- **Create an information portal for potential new businesses (A2e)**

*Primary Responsibility: Brian McDermott; Timeframe: ongoing*

- Continue to make information available through the Made in Teton Valley site

- **Coordinate all economic development entities to implement the Economic Development Plan (A3a)**

*Primary Responsibility: Teton Valley Business Development Center (TVBDC)*

*Timeframe: ongoing*

- Coordinate economic development activities among the cities and such private groups as the Chamber of Commerce and the Geotourism Center
- Document the core economic development role of each group to ensure efficient use of resources.

- Goals: improve effectiveness, control costs, eliminate duplication of effort, and ensure harmony among groups.

**Action:**

- Continue to work closely with Chamber to coordinate activities, including co-hosting Chance Meetings each month.
  - Chance Meetings is doing well with interesting guests and steady attendance.
    - Tuesday discussion on housing with Leake, Boal, Hill.
  - Attending Chamber board meetings ex officio as TVBDC liaison.
  -
- Continue to keep cities abreast of our work.
- Moving on Chamber, Geo TVBDC consolidation:
  - Assembled a meeting of the presidents and EDs of Chamber, GeoTourism, TVBDC at Fletch White's home on Sept. 24.
  - Grant application to hire a facilitator to assist with exploring options for Chamber, Geo, TVBDC collaboration denied.
  - Three-board meet at White's.
  - Request to three boards to approve the work—Chamber has. TVBDC should vote. Waiting on Geotour.
  - Bill Leake sent info request to the three boards.
  - Aiming for early Nov. meeting.
  - Discussing using legal counsel rather than facilitator.

- **Provide business expansion assistance (A4a)**

*Primary Responsibility: Brian McDermott; Timeframe: ongoing*

**Actions:**

- Met with musiclessons.com re: support, staffing, training.
  - 
  - **Provide information on micro-loan funding for small businesses (A4b)**
- Primary Responsibility: Brian McDermott; Timeframe: ongoing*
- Micro loan info is included in Resource Guide, available on our website and emailed to all prospects and companies with whom we consult.
  -

- **Start-up support including business plan assistance, networking and financing options (A4c)**

*Primary Responsibility: Brian McDermott; Timeframe: ongoing*

**Action:**

- Consulted with a potato processing and marketing pro and put him together with another local to talk about making gourmet potato chips in the valley.
  - Consulted with a sports psychologist (PhD.) on avenues to grow her business—second session.
  - Helped secure additional financing for a Victor company.
  - Met with landscape designer re: business and pro bono opportunities. Deep follow up with resources and introductions.
  - **Collaborate with state organizations to lobby the State Legislature on issues that encourage business and economic growth (A4d)**
- Primary Responsibility: Board; Timeframe: as the need arises*
- **Encourage entrepreneurial and niche businesses (A4e)**

## B. Physical Asset Development

- **Expand telecommunications infrastructure (B1a)**

Primary Responsibility: Silver Star; Timeframe: ongoing

- **Expand and diversify educational opportunities (B1b)**

Primary Responsibility: several education groups; Timeframe: ongoing

**Actions:**

- Working with School Board members, Chris Isaacson and Nan Pugh, and others to foster a better understanding among the schools and business.
  - Helping put on a business-education breakfast on Nov. 4.
  - Working questions, logistics, guest list, etc.
- Successful kick off for network technician certification training for Silver Star employees and others in the community, to be delivered by Eastern Idaho Technical College (EITC). 16 people are enrolled.
  - Working on a grant to provide e-commerce and mobile app development training for City Pass and others.
  - Met with City Pass HR chief.
  - Met with RAD re: CDL
  - Set up contracts with Driggs and Waddell.
- Met with Driggs Library re: support, eventual new facility.
- **Foster a stable environment to support healthcare needs (B1c)**  
Primary Responsibility: Health Care Providers; Timeframe: ongoing
- **Coordinate transportation (B1d)**  
Primary Responsibility: Cities, Regional transportation agencies; Timeframe: ongoing
  - Incorporate Sustainable Yellowstone Report, 2014
- **Implement downtown enhancement and in-fill (B1e)**  
Primary Responsibility: Cities, with TVBDC; Timeframe: Ongoing
  - Continue to push appropriate businesses toward downtown core
- **Establish Valley Way finding (B1f)**  
Primary Responsibility: Driggs, Country; Timeframe: 2016  
Driggs is leading the effort and has engaged a design/engineering firm.
- **Improve recreation infrastructure (B1g)**  
Primary Responsibility: Various; Timeframe: ongoing

## C. Tourism and Marketing

This is largely a Chamber- and GeoTourism Center-led piece of work.

- **Attract regional tourists to Teton Valley (C1a)**  
Primary Responsibility: Chamber; Timeframe: ongoing
- **Get tourists to stop when traveling through or near Teton Valley (C1b)**  
Primary Responsibility: Chamber, GeoTourism; Timeframe: ongoing
- **Provide and promote special events and competitions (C1c)**  
Primary Responsibility: various; Timeframe: ongoing
- **Identify target marketing to a focused group of potential visitors (C1d)**  
Primary Responsibility: Chamber; Timeframe: ongoing
- **Develop a Teton Valley brand (C1e)**  
For Products: Primary Responsibility: TVBDC; Timeframe: 2015  
For Experiences: Primary Responsibility: Chamber

**Action:**

- Waiting on Herb Heimerl regarding registering our “Made in Teton Valley” trademark and devising a licensing agreement.
- **Create an information portal for visitors to the area (C1f)**  
*Primary Responsibility: Chamber*
  - Completed by Chamber. Result: <http://www.discovertettonvalley.com/home>

#### D. Protect and Foster Lifestyle Community

- **Enhance key recreational assets (D1a)**  
*Primary Responsibility: various;*  
*Timeframe: ongoing*
- **Maintain open space and provide a mechanism to protect natural resources (D1b)**  
*Primary Responsibility: various;*  
*Timeframe: ongoing*
- **Housing inventory (D2a)**  
*Primary Responsibility: various;*  
*Timeframe: ongoing*  
Sustainable Yellowstone Report, 2014

##### Action:

- Participated in numerous discussions and meetings on housing.
  - Set meeting with Jonathan Schechter and Ned Thomas in Jackson re: housing.
  - 
  - **Promote food events that support farming (D3a)**  
*Primary Responsibility: various;*  
*Timeframe: ongoing*
- ##### Action:
- **Support infrastructure to enhance local value added farm products (D3b)**  
*Primary Responsibility: various;*  
*Timeframe: ongoing*
  - **Work with Grand Targhee Resort to maximize the effects of summer music events (D4a)**  
*Primary Responsibility: Chamber and TV/BDC.*  
*Timeframe: ongoing*
  - **Support events that highlight local arts, history, culture and music (D4b)**  
*Primary Responsibility: various;*  
*Timeframe: ongoing*

## Performance Metrics from FY 2016 Dept. of Commerce MOU

## **Appendix B Performance FY 2016**

1. Marketing Plan
  - Completed. Doc name: Teton Valley Econ Dev Scope of Work and Marketing plan
2. Business Attraction -
  - Reach out to 50 recreation, technology and aviation companies. Target is to acquire at least two new companies.
  - **Results:**
3. Business Expansion -
  - Consult with 5 existing companies, resulting in at least two achieving at least 10 percent revenue growth.
  - **Results:**
4. Business Retention -
  - Consult with 5 existing companies, resulting in them being able to retain and/or grow their business.
  - **Results:**
5. Business Start Ups -
  - Support 2 successful startups.
  - **Results:**
6. Community Development—Grants, infrastructure, etc.
7. Gem State Prospector-
  - **Results:** number of properties uploaded
8. Jobs—created, saved
9. Capital Investment—
10. Board Training and Development
11. Professional Development
  - Director to attend two training/development sessions.
  - **Results:**
12. Private Participation.
13. Fundraising
14. Self-sustainability
- 15.

## **Appendix C Sustainability**

1. Board Training and Development (It will be expected that the board will participate in X amount of trainings to be conducted by the DEPARTMENT and/ or its partners.) –
  - Two Board training sessions.
  - **Results:**
  
2. Staff Professional Development (Staff paid for with Department funds will participate in two trainings conducted by the DEPARTMENT and/or its partners.)-
  - Two staff training sessions.
  - **Results:** 1. Attended web site development webinar
  
3. Private Participation (During the period of the MOU the GRANTEE will be required to engage in activities to increase private sector participation in all aspects of the organization. This standard may include both prescribed activities and board membership quotas )-
  - The Teton Valley Business Development Center will sponsor two significant events in FY 2015.
  - **Results:**
  
4. Fundraising (The GRANTEE and its board will be expected to raise funds above and beyond the minimum match required. Expect this section to include specific fund raising goals, descriptions of fundraising efforts and/or timelines for completing fundraising efforts)
  - We have reliable funding from local government. We plan to use our Summits as fundraising venues, as well as building relationships with large donors in the valley.
  - **Results:** Contributions from Teton County and the cities of Driggs, Tetonian and Victor totaled \$41,000 for FY 2015. On track. We have engaged Becky Mitchell, a professional grant writer, to seek marketing and education grants.
  
5. Financial Self-sustainability

# Teton Valley Business Development Center Strategies and Progress Report November 10, 2015

## Economic Growth Strategies – By Focus Area (Source: RPI Report)

### A. Business Recruitment and Development

- **Establish an organizational structure (A1a) (Also includes all organizational support and misc. work)**

*Primary Responsibility: Brian McDermott; Timeframe: ongoing*

- Policies and Procedures
- Revenue
- Employee Evaluation

#### **Actions:**

- Moving into Geotourism office space on Nov. 13. Dealt with lease, insurance, phone, etc. to get this done.
- Billed Teton County for annual contribution. Check received and deposited.
- Attended web training with the Eastern Idaho Econ. Dev. Partners, in Idaho Falls. The trainer/agency head thought our site was quite good.
- Presented quarterly update to the Teton Board of County Commissioners.

### **Identify start-up funding (A1b)**

- **Inventory infrastructure and real estate assets (A2a)**

*Primary Responsibility: Brian McDermott, coordinate with Rob Marin; Timeframe: ongoing*

- Communications/Broadband
- Electricity
- Transportation
- Water
- Real Estate/Gem State Prospector

#### **Actions:**

- Preliminary discussion on TVBDC's appropriate coordinating role on transportation.

- **Disseminate information on assets (A2b)**

*Primary Responsibility: Brian McDermott, coordinate with Rob Marin; Timeframe: ongoing*

- Add information and links to website as available

- **Identify specific businesses and set goals for recruitment (A2c)**

*Primary Responsibility: Board;*

- Identify business and industry targets
- Brian McDermott will respond to inquiries

### Actions:

#### Status on current prospect companies:

- Project Miller—new Urbanist rec. tech mixed use development
  - No new movement
- Project Juice—beverage
  - Principal has moved here permanently and will re-activate the project in the spring..
- Steve Potts Bikes
  - New prospect has shut his old business in Calif. and will be scheduling a visit to Teton Valley and Bozeman.
  - Sent follow-up email. No new movement
- Kirk A. Pacenti // Owner Pacenti Cycle Design
  - He expresses strong interest.
  - Supplied follow up info. Will schedule call and visit.
  - Sent follow-up email. No new movement

### Recruiting work:

- With the \$700 registration covered by Idaho Commerce and most of my expenses covered by a Rocky Mountain Power grant through the Eastern Idaho Econ. Dev. Partners, I have booked my trip to the SHOT Show in Vegas, the premier hunting and shooting sports expo. I'll be participating in Idaho Commerce events as well as recruiting for our valley.
- Sent info and potential sites to George Brunt, who is involved with a start-up that will make biodegradable plastics from potatoes.

### Advertising & Media Relations:

- Scored a solid article in TVN on the Eggs and Education Breakfast.

### Aviation Sector:

- Incorporating new information into plan from Dean Scott Rasmussen of ISU re: technology education.

- **Recruit creative class entrepreneurs that can work from home via telecommuting (A2d)**

*Primary Responsibility: Board; Timeframe: ongoing*

- Develop a recruitment campaign
- Brian McDermott will respond to inquiries on an ongoing basis as needed

### Action:

- 

- **Create an information portal for potential new businesses (A2e)**

*Primary Responsibility: Brian McDermott; Timeframe: ongoing*

- Continue to make information available through the Made in Teton Valley site

- **Coordinate all economic development entities to implement the Economic Development Plan (A3a)**

*Primary Responsibility: Teton Valley Business Development Center (TVBDC)*

*Timeframe: ongoing*

- Coordinate economic development activities among the cities and such private groups as the Chamber of Commerce and the Geotourism Center

- Document the core economic development role of each group to ensure efficient use of resources.
- Goals: improve effectiveness, control costs, eliminate duplication of effort, and ensure harmony among groups.

**Action:**

- Continue to work closely with Chamber to coordinate activities, including co-hosting Chance Meetings each month.
  - Chance Meetings is doing well with interesting guests and steady attendance.
    - Tuesday discussion on housing with Leake, Boal, Hill was lively, contentious and aired numerous concerns and ideas.
  - Attending Chamber board meetings ex officio as TVBDC liaison.
  - Attended Chamber Annual Meeting as TVBDC rep
- Continue to keep cities abreast of our work.
- Moving on Chamber, Geo TVBDC consolidation:
  - Drafted and MOU between TVBDC and Chamber in order to formalize the Chamber's handling of the tourism aspects of the TV Econ. Dev. Plan and facilitate County funding. Awaiting Chamber board review and approval.
  - Prepped and hosted a meeting with the Chamber, Geo, TVBDC and an attorney to discuss organization combination options.
- **Provide business expansion assistance (A4a)**  
*Primary Responsibility: Brian McDermott; Timeframe: ongoing*

**Actions:**

- 
- 
- **Provide information on micro-loan funding for small businesses (A4b)**  
*Primary Responsibility: Brian McDermott; Timeframe: ongoing*
  - Micro loan info is included in Resource Guide, available on our website and emailed to all prospects and companies with whom we consult.
- 
- **Start-up support including business plan assistance, networking and financing options (A4c)**  
*Primary Responsibility: Brian McDermott; Timeframe: ongoing*

**Action:**

- Met with an MMA/martial arts coach and guided him through the process of starting up his studio.
- **Collaborate with state organizations to lobby the State Legislature on issues that encourage business and economic growth (A4d)**  
*Primary Responsibility: Board; Timeframe: as the need arises*
- **Encourage entrepreneurial and niche businesses (A4e)**  
*Primary Responsibility: Brian McDermott; Timeframe: ongoing*

## B. Physical Asset Development

- **Expand telecommunications infrastructure (B1a)**  
*Primary Responsibility: Silver Star; Timeframe: ongoing*
- **Expand and diversify educational opportunities (B1b)**

*Primary Responsibility: several education groups; Timeframe: ongoing*

**Actions:**

- 
- Working with School Board members, Chris Isaacson and Nan Pugh, and others to foster a better understanding among the schools and business.
  - Eggs and Education breakfast on Nov. 4 was a success. Fifty-five people attended and participated in a productive dialogue .
    - Spent 20-plus hours on invitations, discussion questions, logistics, guest list, AV, etc.
    - Served as MC for the event
- Continue to manage network technician certification training for Silver Star employees and others in the community, to be delivered by Eastern Idaho Technical College (EITC). 18 people are now enrolled.
- 
- **Foster a stable environment to support healthcare needs (B1c)**  
*Primary Responsibility: Health Care Providers; Timeframe: ongoing*
- **Coordinate transportation (B1d)**  
*Primary Responsibility: Cities, Regional transportation agencies; Timeframe: ongoing*
  - Incorporate Sustainable Yellowstone Report, 2014
- **Implement downtown enhancement and in-fill (B1e)**  
*Primary Responsibility: Cities, with TV/BDC; Timeframe: Ongoing*
  - Continue to push appropriate businesses toward downtown core
- **Establish Valley Way finding (B1f)**  
*Primary Responsibility: Driggs, Country; Timeframe: 2016*  
Driggs is leading the effort and has engaged a design/engineering firm.
- **Improve recreation infrastructure (B1g)**  
*Primary Responsibility: Various; Timeframe: ongoing*

### C. Tourism and Marketing

**This is largely a Chamber- and GeoTourism Center-led piece of work.**

- **Attract regional tourists to Teton Valley (C1a)**  
*Primary Responsibility: Chamber; Timeframe: ongoing*
- **Get tourists to stop when traveling through or near Teton Valley (C1b)**  
*Primary Responsibility: Chamber, GeoTourism; Timeframe: ongoing*
- **Provide and promote special events and competitions (C1c)**  
*Primary Responsibility: various; Timeframe: ongoing*
- **Identify target marketing to a focused group of potential visitors (C1d)**  
*Primary Responsibility: Chamber; Timeframe: ongoing*
- **Develop a Teton Valley brand (C1e)**  
*For Products: Primary Responsibility: TV/BDC; Timeframe: 2015*  
*For Experiences: Primary Responsibility: Chamber*

**Action:**

- Waiting on Herb Heimerl regarding registering our “Made in Teton Valley” trademark and devising a licensing agreement.
- **Create an information portal for visitors to the area (C1f)**  
*Primary Responsibility: Chamber*
  - Completed by Chamber. Result: <http://www.discovertettonvalley.com/home>

### D. Protect and Foster Lifestyle Community

- **Enhance key recreational assets (D1a)**  
*Primary Responsibility: various;*  
*Timeframe: ongoing*
- **Maintain open space and provide a mechanism to protect natural resources (D1b)**  
*Primary Responsibility: various;*  
*Timeframe: ongoing*
- **Housing inventory (D2a)**  
*Primary Responsibility: various;*  
*Timeframe: ongoing*  
Sustainable Yellowstone Report, 2014

**Action:**

- 
- 

- **Promote food events that support farming (D3a)**  
*Primary Responsibility: various;*  
*Timeframe: ongoing*

**Action:**

- **Support infrastructure to enhance local value added farm products (D3b)**  
*Primary Responsibility: various;*  
*Timeframe: ongoing*
- **Work with Grand Targhee Resort to maximize the effects of summer music events (D4a)**  
*Primary Responsibility: Chamber and TVBDC.*  
*Timeframe: ongoing*
- **Support events that highlight local arts, history, culture and music (D4b)**  
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### Appendix B Performance FY 2016

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  - Completed. Doc name: Teton Valley Econ Dev Scope of Work and Marketing plan
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- Reach out to 50 recreation, technology and aviation companies. Target is to acquire at least two new companies.
  - **Results:**
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    - Consult with 5 existing companies, resulting in at least two achieving at least 10 percent revenue growth.
    - **Results:**
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    - Consult with 5 existing companies, resulting in them being able to retain and/or grow their business.
    - **Results:**
  5. Business Start Ups –
    - Support 2 successful startups.
    - **Results:**
  6. Community Development—Grants, infrastructure, etc.
  7. Gem State Prospector-
    - **Results:** number of properties uploaded
  8. Jobs—created, saved
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  11. Professional Development
    - Director to attend two training/development sessions.
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5. Financial Self-sustainability

# Teton Valley Business Development Center Strategies and Progress Report December 8, 2015

## Economic Growth Strategies – By Focus Area (Source: RPI Report)

### A. Business Recruitment and Development

- **Establish an organizational structure (A1a) (Also includes all organizational support and misc. work)**

*Primary Responsibility: Brian McDermott; Timeframe: ongoing*

- Policies and Procedures
- Revenue
- Employee Evaluation

#### **Actions:**

- Moved into Geotourism office space on Nov. 13. Dealt with phone, internet etc. to get this done.
- Attended December meeting with the Eastern Idaho Econ. Dev. Partners, in Idaho Falls.
  - This group earns grants from Rocky Mountain Power that have helped pay for my SHOT Show Participation.
  - I was elected vice-chair at the meeting

#### **Identify start-up funding (A1b)**

- **Inventory infrastructure and real estate assets (A2a)**

*Primary Responsibility: Brian McDermott, coordinate with Rob Marin; Timeframe: ongoing*

- Communications/Broadband
- Electricity
- Transportation
- Water
- Real Estate/Gem State Prospector

#### **Actions:**

- Preliminary discussion on TVBDC's appropriate coordinating role on transportation, housing.

- **Disseminate information on assets (A2b)**

*Primary Responsibility: Brian McDermott, coordinate with Rob Marin; Timeframe: ongoing*

- Add information and links to website as available

#### **Actions:**

- Connected a local business with expansion program with Ned Thomas, owner of the former Racin Station. The intent is to stage production equipment there before installation.

- **Identify specific businesses and set goals for recruitment (A2c)**

*Primary Responsibility: Board;*

- Identify business and industry targets
- Brian McDermott will respond to inquiries

**Actions:**

**Status on current prospect companies:**

- Project Miller—new Urbanist rec. tech mixed use development
  - No new movement
- Project Juice—beverage
  - Principal has moved here permanently and will re-activate the project in the spring..
- Steve Potts Bikes
  - New prospect has shut his old business in Calif. and will be scheduling a visit to Teton Valley and Bozeman.
  - Sent follow-up email. No new movement
- Kirk A. Pacenti // Owner Pacenti Cycle Design
  - He expresses strong interest.
  - Supplied follow up info. Will schedule call and visit.
  - Sent follow-up email. No new movement

**Recruiting work:**

**Advertising & Media Relations:**

**Aviation Sector:**

- Re-wrote aviation plan. Will remind reviewers of the need for their feedback.

- **Recruit creative class entrepreneurs that can work from home via telecommuting (A2d)**

*Primary Responsibility: Board; Timeframe: ongoing*

- Develop a recruitment campaign
- Brian McDermott will respond to inquiries on an ongoing basis as needed

**Action:**

- 

- **Create an information portal for potential new businesses (A2e)**

*Primary Responsibility: Brian McDermott; Timeframe: ongoing*

- Continue to make information available through the Made in Teton Valley site

- **Coordinate all economic development entities to implement the Economic Development Plan (A3a)**

*Primary Responsibility: Teton Valley Business Development Center (TVBDC)*

*Timeframe: ongoing*

- Coordinate economic development activities among the cities and such private groups as the Chamber of Commerce and the Geotourism Center
  - Document the core economic development role of each group to ensure efficient use of resources.
- Goals: improve effectiveness, control costs, eliminate duplication of effort, and ensure harmony among groups.

**Action:**

- Continue to work closely with Chamber to coordinate activities, including co-hosting Chance Meetings each month.
  - Chance Meetings is doing well with interesting guests and steady attendance.
    - Tuesday discussion on housing with Leake, Boal, Hill was lively, contentious and aired numerous concerns and ideas.
  - Attending Chamber board meetings ex officio as TVBDC liaison.
  - Attended Chamber Annual Meeting as TVBDC rep
- Continue to keep cities abreast of our work.
- Moving on Chamber, Geo TVBDC consolidation:
  - Completed and approved MOU between TVBDC and Chamber in order to formalize the Chamber's handling of the tourism aspects of the TV Econ. Dev. Plan and facilitate County funding.
  - Having Chamber, Geo and TVBDC co-located is beginning to improve coordination.
  - Scored good story in the Teton Valley News on our office move.
- **Provide business expansion assistance (A4a)**  
*Primary Responsibility: Brian McDermott; Timeframe: ongoing*

**Actions:**

- Helped connect the Chamber, City of Driggs and a local artisan to discuss creation of a summer Saturday Artisan Market at the city plaza.
- 
- **Provide information on micro-loan funding for small businesses (A4b)**  
*Primary Responsibility: Brian McDermott; Timeframe: ongoing*
  - Micro loan info is included in Resource Guide, available on our website and emailed to all prospects and companies with whom we consult.
  -
- **Start-up support including business plan assistance, networking and financing options (A4c)**  
*Primary Responsibility: Brian McDermott; Timeframe: ongoing*

**Action:**

- **Collaborate with state organizations to lobby the State Legislature on issues that encourage business and economic growth (A4d)**  
*Primary Responsibility: Board; Timeframe: as the need arises*
- **Encourage entrepreneurial and niche businesses (A4e)**  
*Primary Responsibility: Brian McDermott; Timeframe: ongoing*

**Action:**

- Toured the valley with Tanner Flake of Tenkara Rods, seeking a larger, possibly street-front space.
  - The Creamery rose to the top of his list.

## **B. Physical Asset Development**

- **Expand telecommunications infrastructure (B1a)**  
*Primary Responsibility: Silver Star; Timeframe: ongoing*
- **Expand and diversify educational opportunities (B1b)**  
*Primary Responsibility: several education groups; Timeframe: ongoing*

#### Actions:

- 
- Working with School Board members, Chris Isaacson and Nan Pugh, and others to foster a better understanding among the schools and business.
  - Next Eggs and Education breakfast is Jan. 22
  - Working to include more of the Hispanic Community.
- Continue to manage network technician certification training for Silver Star employees and others in the community, to be delivered by Eastern Idaho Technical College (EITC). 29 people are now enrolled.
- 
- **Foster a stable environment to support healthcare needs (B1c)**  
*Primary Responsibility: Health Care Providers; Timeframe: ongoing*
- **Coordinate transportation (B1d)**  
*Primary Responsibility: Cities, Regional transportation agencies; Timeframe: ongoing*
  - Incorporate Sustainable Yellowstone Report, 2014
- **Implement downtown enhancement and in-fill (B1e)**  
*Primary Responsibility: Cities, with TV/BDC; Timeframe: Ongoing*
  - Continue to push appropriate businesses toward downtown core
- **Establish Valley Way finding (B1f)**  
*Primary Responsibility: Driggs, County; Timeframe: 2016*  
Driggs is leading the effort and has engaged a design/engineering firm.
- **Improve recreation infrastructure (B1g)**  
*Primary Responsibility: Various; Timeframe: ongoing*

#### C. Tourism and Marketing

This is largely a Chamber- and GeoTourism Center-led piece of work.

- **Attract regional tourists to Teton Valley (C1a)**  
*Primary Responsibility: Chamber; Timeframe: ongoing*
- **Get tourists to stop when traveling through or near Teton Valley (C1b)**  
*Primary Responsibility: Chamber, GeoTourism; Timeframe: ongoing*
- **Provide and promote special events and competitions (C1c)**  
*Primary Responsibility: various; Timeframe: ongoing*
- **Identify target marketing to a focused group of potential visitors (C1d)**  
*Primary Responsibility: Chamber; Timeframe: ongoing*
- **Develop a Teton Valley brand (C1e)**  
*For Products: Primary Responsibility: TV/BDC; Timeframe: 2015*  
*For Experiences: Primary Responsibility: Chamber*

#### Action:

- Waiting on Herb Heimerl regarding registering our “Made in Teton Valley” trademark and devising a licensing agreement.
- Local artist Amy Babneau is beginning to use the logo on her work.
- **Create an information portal for visitors to the area (C1f)**  
*Primary Responsibility: Chamber*
  - Completed by Chamber. Result: <http://www.discovertettonvalley.com/home>

#### D. Protect and Foster Lifestyle Community

- **Enhance key recreational assets (D1a)**  
*Primary Responsibility: various;*

- Timeframe: ongoing*
- **Maintain open space and provide a mechanism to protect natural resources (D1b)**  
*Primary Responsibility: various;*  
*Timeframe: ongoing*
- **Housing inventory (D2a)**  
*Primary Responsibility: various;*  
*Timeframe: ongoing*  
Sustainable Yellowstone Report, 2014

**Action:**

- 
- 
- **Promote food events that support farming (D3a)**  
*Primary Responsibility: various;*  
*Timeframe: ongoing*

**Action:**

- **Support infrastructure to enhance local value added farm products (D3b)**  
*Primary Responsibility: various;*  
*Timeframe: ongoing*
- **Work with Grand Targhee Resort to maximize the effects of summer music events (D4a)**  
*Primary Responsibility: Chamber and TV/BDC.*  
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5. Financial Self-sustainability



WK: 208-354-0245  
djohnson@co.teton.id.us

Public Works Department  
MEMORANDUM

150 Courthouse Drive  
Driggs, ID 83422

January 7, 2016

TO: Board of County Commissioners  
FROM: Teton County Public Works Director – Darryl Johnson, PE, PLS  
SUBJECT: Public Works Update

---

The following items are for your review and discussion at the January 11, 2016 BoCC Meeting.

SOLID WASTE

**Monitoring Well No.'s 7 & 8 Survey:** Elevations need to be established for monitoring wells No. 7 & 8. Survey efforts are being coordinated.

ROAD & BRIDGE

**Snow Fest Update:** Crews are assisting with snow moving efforts for the snow sculpture and skijoring events.

ENGINEERING

**Road Work Session:** I am currently planning to conduct a road work session some time in March. Items discussed will include:

- Review of Revenue Sources and R&B Annual Budget
- Transportation Plan Update
- Review of Snow Removal Policy
- Review of 2016 Road Construction Projects
- Review of 2016 Road Construction Projects
- Review Proposed Changes to County Road Map

**Grant Writing Update:** To date the following grant applications have been submitted:

- Rural Highway Investment Program, N500W Road Reconstruction
- Local Federal-aid Incentive Program Bridge Application, Trail Creek Bridge Reconstruction
- Local Highway Safety Improvement Program, S4500W Shoulder Widening

Idaho Parks & Rec Grant Applications are due January 29 grants Teton Count will be applying for:

- Cutthroat Plate Fund, ADA Fishing Pier
- Off Road Motor Vehicle, Toilet Vault at Horseshoe Canyon Parking Lot
- Road & Bridge, Magnesium Chloride Application on Shuttle Routes
- Waterways Improvement Fund, Toilet Vault at South Bates Boat Ramp



**FROM:** Planning and Building Administrator  
**TO:** Board of County Commissioners  
**RE:** Planning & Building Department Update  
**DATE:** January 6, 2016  
**MEETING:** January 11, 2016

\*Designates items where BoCC action is needed

**Planning Update:**

- Land Use Code update
  - Currently working through the draft code:

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

- Impact Fee Ordinance update
  - This has been on hold while working on the Development Code
- Recreation and Public Access Plan Implementation-
  - We will begin advertising for a part-time "Recreation Planner" as a temporary 19 hour a week position.
- Affordable Housing-
  - Planning Staff from Driggs, Victor and Teton County are working on an updated summary of the approach we would recommend to elected officials for the January 21<sup>st</sup> COG meeting
- Property Inquiry Database-
  - Attached (Inquiry Summary) is a summary of the "Property Inquires" that have been submitted to my office over the past few months. As you can see there has been a huge influx in the last few months.
  - We are working to transition them to an Access database for ease of searching and tracking.

**Building Update:**

- Attached is a summary of the 2015 Building permit numbers, and the 2016 1Q building permit numbers
- Enforcement-
  - We are starting stronger enforcement on residences that have been constructed or that are being lived in without proper permits (currently there are 4 identified).
  - Over the next few months we will be working to review expired permits and either close them out, or start enforcement action.

**Weed/Natural Resources Update:**

- The new Weed Superintendent has been busy reviewing past year's contracts, documents and correspondences.
- We will most likely be starting the bidding process earlier in the year this year to aid in project planning.

- ISDA Ag Resources Officer will be visiting and informally inspecting our chemical storage facility. We suspect that what we currently have is not adequate. We would like to be able to utilize space in the Armory Building for chemical and equipment storage. This would ensure the chemicals are stored according to state regulations, chemical and equipment is kept from freezing, and it is easier to inventory chemical and equipment.

### **Floodplain Management Update:**

#### Floodplain Mapping update-

- New preliminary data is coming for the floodplains this year (anticipated). It was supposed to be delivered last year, but has been delayed.

The Risk MAP project for Teton Watershed is in the Engineering stage. The following table illustrates where we are in the project and includes major milestones with dates:

Activities	Actual or Projected Date
Risk MAP Discovery	April 28, 2011
Flood Study Kick-Off Meeting	June 11, 2014
Engineering begins (Hydrology and Hydraulics)	Summer 2014
Field Survey	Summer 2014
Flood Risk Review (FRR) Meeting/Draft Maps	February 2016*
Preliminary DFIRM and FIS Release	Fall 2016*
Community Coordination Officer (CCO) Meeting	Fall 2016*
Public Meeting/Open House	Fall 2016*
Risk MAP Resilience Workshop	Fall 2016*
Final Risk Report and Risk Assessment Database Delivered	Winter 2016/2017*
Appeal Period Start	Winter 2016/2017*
Appeal Period End	Spring 2017*
Letter of Final Determination (LFD)	Summer 2017*
Maps and FIS become Effective	Winter 2017/2018*

*\*All projected dates are subject to revision as the project progresses.*

### **Certifications to be obtained by Building, Planning and Weed staff in 2016:**

1. Amanda Williams- Pesticide Applicator's License (Law & Safety, Ag Herbicide, and Ornamental Herbicide) & Certified Weed Free Forage Inspector
2. Kristin Rader- Certified Planner (AICP)
3. Wendy Danielson- Code Specialist certification

### **\*Upcoming trainings/meetings:**

1. Jason Boal- Planning & Building Administrator
  - a. IAC - February 2-3rd, Boise, ID (Riverside Inn at the IAC conference)
    - i. Tuesday, February 2nd
      1. 10 am - 2pm Bi-annual County Planning Director's Meeting
    - ii. Wednesday, February 3rd
      1. 8 am - 9:30 am Intergovernmental Affairs Committee Meeting
      2. 8 am - 9:30 am Transportation Committee Meeting
      3. 9:45 am - 10:30 am Opening Ceremonies
      4. 10:50 am - 12:15 pm General Session
      5. 12:15 pm - 1:30 pm Lunch
      6. 1:30 pm - 3pm EELU Committee Meeting
      7. 3:30 pm - 5pm Public Lands Committee Meeting

#### **FYI**

1. Amanda Williams- Weed Superintendent- Idaho Noxious Weed Conference- January 27-28<sup>th</sup>, Boise, ID
2. Tom Davis & Wendy Danielson- 2016 IDABO Education Institute- January 25-29<sup>th</sup>, Boise, ID

**\*Budget Request:**

I would like to request moving \$1,500 from 1-21-0407 (Salaries- Natural Resources Specialist) to 1-21-800 (Capital- Furniture/Fixtures). With the additional employees, additional office furniture (desks, chairs and shelves) is needed. Because we did not hire Amanda until nearly the end of the first fiscal quarter there are funds that in that account that will not be spent this fiscal year.

**\*Additional Building Permit:**

Teton County Building Department would like to add an additional permit/fee to the Fee schedule. The fee would be for the setting of a "Detached Pre-Manufactured Accessory Structures (Not pre-built)". Attached is a memo explaining the policy tied to this additional fee. The fee for his setting permit would be- \$40.00. To add this fee it does require a public hearing.

**\*Misc:**

1. I would like to take a personal day on January 25<sup>th</sup>, however this is a Monday with a BoCC meeting. Is the BoCC okay with me missing that meeting? I would have an update available and could be available via conference call.

**Code Enforcement:**

1. Attached is the letter Kathy Spitzer sent to PEI. There has been contact with the property owner and they are aware that action will need to be taken to remedy the violations.

Bill Leake, Chairman  
County Commissioners  
Teton County, Idaho

Dec 11, 2015

REF: Land – Parcel Number RPO6N45E275105A

Dear Sir:

Let me begin with some background information.

NAME: Collin I. Hunsaker

Retired US Army, having retired as a Colonel with 20+ years of service.

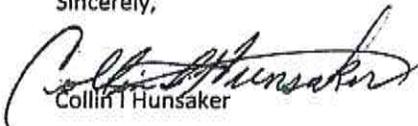
Combat related disability of 100 % (see attached sheet from the Veteran's Administration.)

I was first introduced to the Tetonia area by John Stewart (brother-in-law) when I spent about 4 days at his place in October 1972 with my family while on R&R from my duties with HQ US Army, Vietnam. We were very impressed with the area and following my military retirement started making plans to build a house in this area.

In 2004 we, working with the PZC, a land split was effected and we had the go ahead to build. Health issues resulted in our delaying the project until now. We have received little support from your office staff. The land is appraised as a building lot and we have paid property tax as such since the split. But the advice we have received is to "lawyer up" and work out the issues in court. I can't really believe that this should be the first course of action. I suggest this be looked at by your group and reconsider this position. It would appear to either honor the original agreement or to issue a zoning variance. Failure to do this renders the land worthless and ultimately the \$300+ is lost as county revenue while a building on the land would likely increase the county's take by \$1000 or so.

I look forward to hearing from you.

Sincerely,



Collin I Hunsaker

85 North 200 East

Brigham City, UT 84302

COPY FURNISHED

Dave Hensel, Chairman, Planning & Zoning Commission



**Department of  
Veterans Affairs**

PO BOX 581900  
SALT LAKE CITY UT 84113

December 6, 2012

Veteran's Name:  
Hunsaker, Collin, I

COLLIN I HUNSAKER  
85 N 200 E  
BRIGHAM CITY UT 84302

This letter is a summary of benefits you currently receive from the Department of Veterans Affairs (VA). We are providing this letter to disabled Veterans to use in applying for benefits such as housing entitlements, free or reduced state park annual memberships, state or local property or vehicle tax relief, civil service preference, or any other program or entitlement in which verification of VA benefits is required. Please safeguard this important document. This letter replaces VA Form 20-5455, and is considered an official record of your VA entitlement.

**--America is Grateful to You for Your Service--**

Our records contain the following information:

**Personal Claim Information:**

Your VA claim number is: 528 48 9094  
You are the Veteran

**Military Information:**

Your character(s) of discharge and service date(s) include:

Army, Honorable, 02-Sep-1955 - 02-Sep-1957  
Army, Honorable, 28-Jun-1963 - 31-Jul-1981

(You may have additional periods of service not listed above)

**VA Benefits Information:**

Service-connected disability: Yes

Your combined service-connected evaluation is: 100 PERCENT

The effective date of the last change to your current award was: 01-DEC-2011

Your current monthly award amount is: \$3,023.00

Are you considered to be totally and permanently disabled due to your service-connected disabilities: Yes

You should contact your state or local office of Veterans' affairs for information on any tax, license, or fee-related benefits for which you may be eligible. State offices of Veterans' affairs are available at <http://www.va.gov/statedva.htm>.

**Need Additional Information or Verification?**

If you have any questions about this letter or need additional verification of VA benefits, please call us at 1-800-827-1000. If you use a Telecommunications Device for the Deaf (TDD), the number is 1-800-829-4833. Send electronic inquiries through the Internet at <https://iris.va.gov>.

Sincerely yours,

KIMBERLY A. RIVERS

## Bill Leake

---

**From:** Perry, Blair <blair.perry@orbitalatk.com>  
**Sent:** Thursday, December 17, 2015 8:00 PM  
**To:** Bill Leake  
**Subject:** Re: Teton County Property

Thanks. Look forward to hearing from you. If you need more detailed information just let me know.

Blair Perry

On Dec 17, 2015, at 7:54 PM, Bill Leake <[bleake@co.teton.id.us](mailto:bleake@co.teton.id.us)> wrote:

I received your email and will look into the matter with my fellow commissioners and let you know what we find out.

Regards, Bill

Bill Leake  
Chair, Teton County Idaho Board of Commissioners  
208-521-4689  
[bleake@co.teton.id.us](mailto:bleake@co.teton.id.us)

---

**From:** Perry, Blair [[blair.perry@orbitalatk.com](mailto:blair.perry@orbitalatk.com)]  
**Sent:** Thursday, December 17, 2015 10:22 AM  
**To:** Bill Leake  
**Cc:** [blairperry@frontiernet.net](mailto:blairperry@frontiernet.net)  
**Subject:** Teton County Property

Mr. Leake:

Thank-you for your time yesterday for your willingness to address the families concerns relating to our property located in your lovely valley and county.

In 2004 a 4.6 acre parcel of land just north of the Tetonia cemetery was purchased jointly by John Stewart and Collin Hunsaker with intent of splitting that parcel into two building lots, obtaining a building permit and building homes/cabins on each of the two lots.

During the process of purchasing this property the parcel of land was surveyed and presented to the Planning and Zoning Commission of Teton County for approval of the necessary land split between the property owners (Stewart & Hunsaker). This approval was obtained from the Teton County Planning and Zoning Commission with the required signatures. The land split (160763) was then filed, notarized and filed by Teton County. At this point the property owners had completed their due diligence and in good faith commenced plans for building on these properties.

Subsequent to and since 2004 various personal circumstances, including physical and financial challenges, prevented the parties from completing their plans to build on the properties. However, and important to note, since the purchase in 2004 the Teton County Assessor's office has assessed and collected property taxes based on values consistent with a building lot. Assessed value on the 1.26 acre parcel is \$25,000. See Attachment 2. I am certain that a 1.26 acre of sagebrush side hill would not be taxed at that rate. For all practical purposes the County has treated these properties as building lots.

Earlier in 2015 the original plans to build were rekindled, house plans drawn up, and contractors were engaged in preparation to begin building in the spring of 2016. At that time an inquiry was made to the Teton County Planning department regarding required setbacks and other questions regarding the application for a building permit. During this inquiry the property owners were informed that the subject land split was illegal/invalid and that we did not have building rights for property.

This has obviously caused much consternation to the property owners and has caused confusion on how we got to this point. Since the property owners went through the proper channels to obtain approvals from the county, the county has been collecting taxes as a building lot, why are we now being told that this is an illegal land split? We are being told that we have land that is next to worthless now based upon an action that the county has made to render the property and not buildable. It should be noted also that lot sizes of adjacent homeowners of the subject property are similar lot sizes and were allowed to build. If there were errors in the land split process who committed them? Obviously we are confused.

We are petitioning you and the rest of the Teton County Commissioners office to bring resolution to this matter. Hopefully we can resolve this issue without any further escalation. I do appreciate your attention to this matter and look forward to hearing from you soon.

Sincerely,

Blair Perry  
435-279-0098

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TETON COUNTY ASSESSOR

2015

THIS IS NOT A BILL  
DO NOT PAY

BONNIE BEARD  
150 COURTHOUSE DR #212  
DRIGGS ID 83422

ASSESSMENT NOTICE

PARCEL DESCRIPTION:  
PART OF SW4NE4SW4  
SEC 27 T6N R45E

For any questions, please notify  
the Assessor's office immediately.  
Assessor's telephone#: (208) 354-3507

PARCEL ADDRESS:

HUNSAKER COLLIN I TRUST  
HUNSAKER BOBBIE ANN TRUST  
85 NORTH 200 EAST  
BRIGHAM CITY UT 84302

Appeals of your property value must  
be filed in writing on a form provided  
by the County, by:  
JUNE 22, 2015

Tax Code Area: 6-0000

Phone Number: RP06N45E275105 A

Property Tax Reduction is not included.

ASSESSED VALUE OF YOUR PROPERTY

CATEGORY AND DESCRIPTION	LOTS/ACRES	LAST YEAR'S VALUE	CURRENT YEAR'S VALUE
12 RURAL RES TR	1.260 AC	24,570	25,200
<b>SUBTOTAL:</b>	1.260	24,570	25,200
<b>LESS HOMEOWNERS EXEMPTION:</b>			
<b>NET TAXABLE PROPERTY VALUE:</b>		24,570	25,200

TAXING DISTRICT INFORMATION

TAXING DISTRICTS	PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
COUNTY	208-354-8771	08/24/2015
SCH DIST 401	208-354-2207	06/08/2015
BOND	208-354-2207	06/08/2015
EMERGENCY	208-354-2207	06/08/2015
PLNT FACILITIES	208-354-2207	06/08/2015
SUPPLEMENTAL	208-354-2207	06/08/2015
SPEC ROAD LEVY	208-354-8771	08/24/2015
ROAD & BRIDGE	205-354-8771	08/24/2015
CEM CACHE-CLA	208-456-2333	06/15/2015
FIRE PROTECTION	208-354-2760	08/11/2015
LIBRARY	208-787-2201	09/01/2015
LIBRARY SPECIAL	208-787-2201	09/01/2015
MOSQUITO ABATE	208-354-2703	08/24/2015
AMBULANCE	208-354-8775	08/24/2015

THIS IS NOT A BILL, DO NOT PAY.

HUNAKER, COLLINE TRUST

Parcel Number: 2006-45275165

Address: 126

Mailing Address:

55 WEST 230 EAST

PROVO, UT 84602

84602

Legal Description:

PART OF SECTION 34 SEC 27 T5N

R40E

Tax Categories: 12

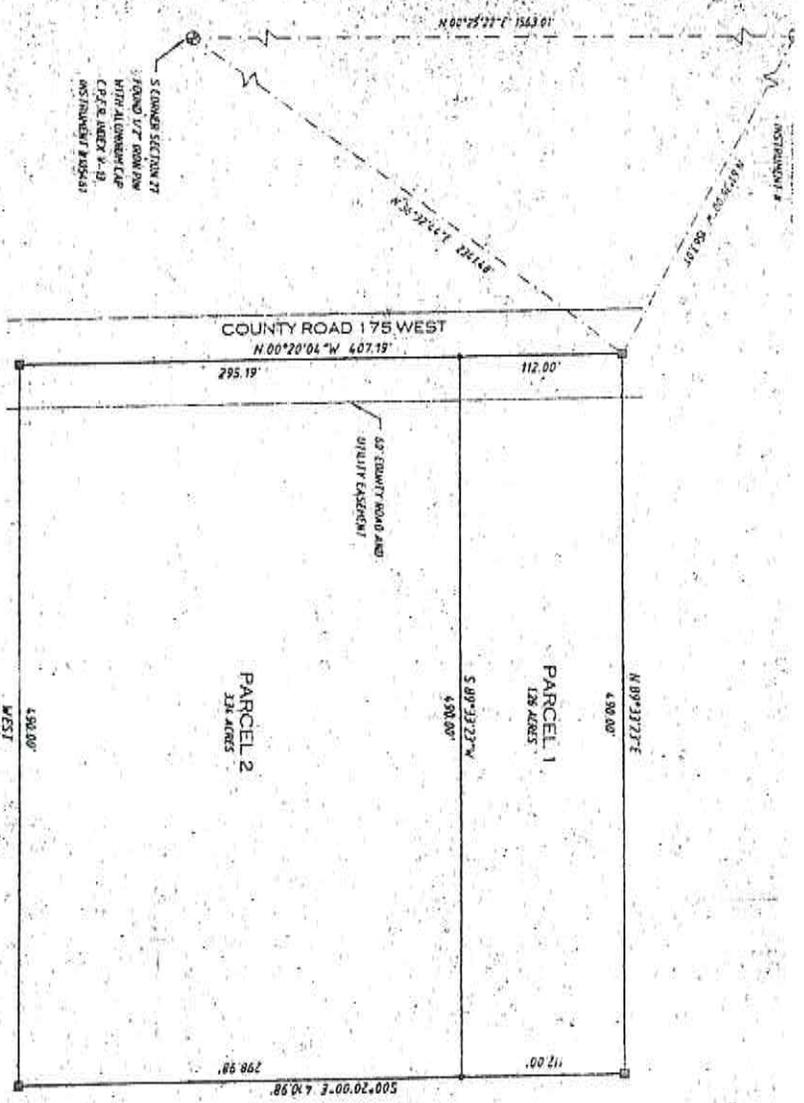
Land Value: 25000

Improved Value: 0

Total Value: 25000

PROV, UT 84602  
4000000000 0000 0000 0000

PROV, UT 84602  
4000000000 0000 0000 0000



**LEGEND**

- SET BACK CORNER FOUND ON SET AS NOTED
- PROPERTY CORNER - FOUND FROM PLY WITH CAP
- PROPERTY CORNER - SET FROM PLY WITH CAP
- SET BACK CORNER FOUND ON SET AS NOTED
- PROPERTY CORNER - FOUND FROM PLY WITH CAP
- PROPERTY CORNER - SET FROM PLY WITH CAP
- SET BACK CORNER FOUND ON SET AS NOTED
- PROPERTY CORNER - FOUND FROM PLY WITH CAP
- PROPERTY CORNER - SET FROM PLY WITH CAP

**PLANNING AND ZONING APPROVAL**  
 PRESENTED TO THE TETON COUNTY PLANNING AND ZONING ADVISORY BOARD ON THE FOLLOWING DATE AT WHICH TIME THIS LAND SPLIT WAS APPROVED AND ACCEPTED:

*John Bostle*  
 Teton County Planning and Zoning  
 By *John Bostle*

DATE: 7.2004

APPROVED BY:	DATE:	RECORDED BY:	DATE:
APPROVED BY:	DATE:	RECORDED BY:	DATE:

**RECORDER'S CERTIFICATE**

Instrument # 160769  
 Recorded in Teton County, Idaho  
 on this 19th day of July, 2004  
 at the request of \_\_\_\_\_

**RECEIVED**  
 APR 19 2004  
 TETON COUNTY RECORDER

**SURVEYOR'S CERTIFICATE**

I, John Bostle, Surveyor, being a duly licensed land surveyor in the State of Idaho, do hereby certify that I am the author of the above and that the same is a true and correct copy of the original and best of my knowledge and belief.

**RECORD OF SURVEY LAND-SPLIT**

A PORTION OF THE SW 1/4, NE 1/4, SW 1/4 SECTION 27, T49N, R4E, S4E, 15E, TETON COUNTY, IDAHO



**PROPERTY DESCRIPTION**

PARCEL 1  
 128 ACRES

**PROPERTY DESCRIPTION**

PARCEL 2  
 128 ACRES

SCALE 1" = 60'





## TETON COUNTY PLANNING & BUILDING DEPARTMENT

150 COURTHOUSE DRIVE | DRIGGS, ID 83422 | [pz@co.teton.id.us](mailto:pz@co.teton.id.us)

PHONE: 208-354-2593 | FAX: 208-354-8410

### PROPERTY INQUIRY RESULTS

DATE PROPERTY INQUIRY RECEIVED: 11-10-2015

#### *Applicant Information*

NAME: Blair Perry PHONE: 435-863-8208

ADDRESS: blair.perry@orbitalatk.com

INQUIRY REQUEST: Does this parcel have building rights?

#### *Property Information*

PARCEL ID (RP NUMBER): RP06N45E275105 SECTION: 27 TOWNSHIP: 6N RANGE: 45E

PROPERTY OWNER: The Collin I. Hunsaker and Bobbie Ann S. Hunsaker Trust

PROPERTY ADDRESS: A physical address has not been assigned at this time.

ACREAGE: 1.26 ZONING DISTRICT: A-20

#### *Property History*

WHEN WAS LOT CREATED? 2004

HOW WAS LOT CREATED? One Time Only Land Split (#160769)

DOES LOT HAVE BUILDING RIGHTS?  Yes  No

IS THIS PROPERTY IN A FLOODPLAIN?  Yes  No

#### *Comments*

- This One Time Only Land Split was not a valid split. It did not meet the County Ordinances in place at the time (2004) because the remainder lot did not meet the minimum lot size requirement of the underlying zone (A-20), and the survey was not signed off by an authorized individual. Because of this, this 1.26-acre parcel would not have building rights.
- This parcel was originally a 4.6-acre parcel, which as a whole (RP06N45E275105 & RP06N45E275200, currently owned by Robert Stewart) would have one building right associated to it. The two property owners could designate one of these parcels to utilize that building right, but this would mean that the other parcel would not be buildable. Until this occurs, we would not recognize either property as being a buildable parcel.

- At this time, the only remedy for this situation would be for the property owners to designate one of the parcels as having the building right because the parcel size does not meet the A-20 zone requirements for density or minimum lot size. If the zoning were to change, other options may become available.
- Both parcels are located in a floodplain (see attached FIRMette and image). Some development may occur in a floodplain, but it must comply with Title 12: Flood Damage Prevention.

Sent via email 11-10-2015  
[blair.perry@orbitalatk.com](mailto:blair.perry@orbitalatk.com)

PROPERTY INQUIRY REQUEST COMPLETED BY: K. Rader *Kristin Rader* DATE: 11-10-2015

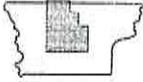


APPROXIMATE SCALE IN FEET

2000 0 2000

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
**FLOOD INSURANCE RATE MAP**  
 TETON COUNTY,  
 IDAHO AND  
 INCORPORATED AREAS  
 PANEL 100 OF 175



PANEL LOCATION

CONTAINS	COMMUNITY	UNINCORPORATED AREAS	NUMBER	PANEL	SUFFIX
			160230	1100	C

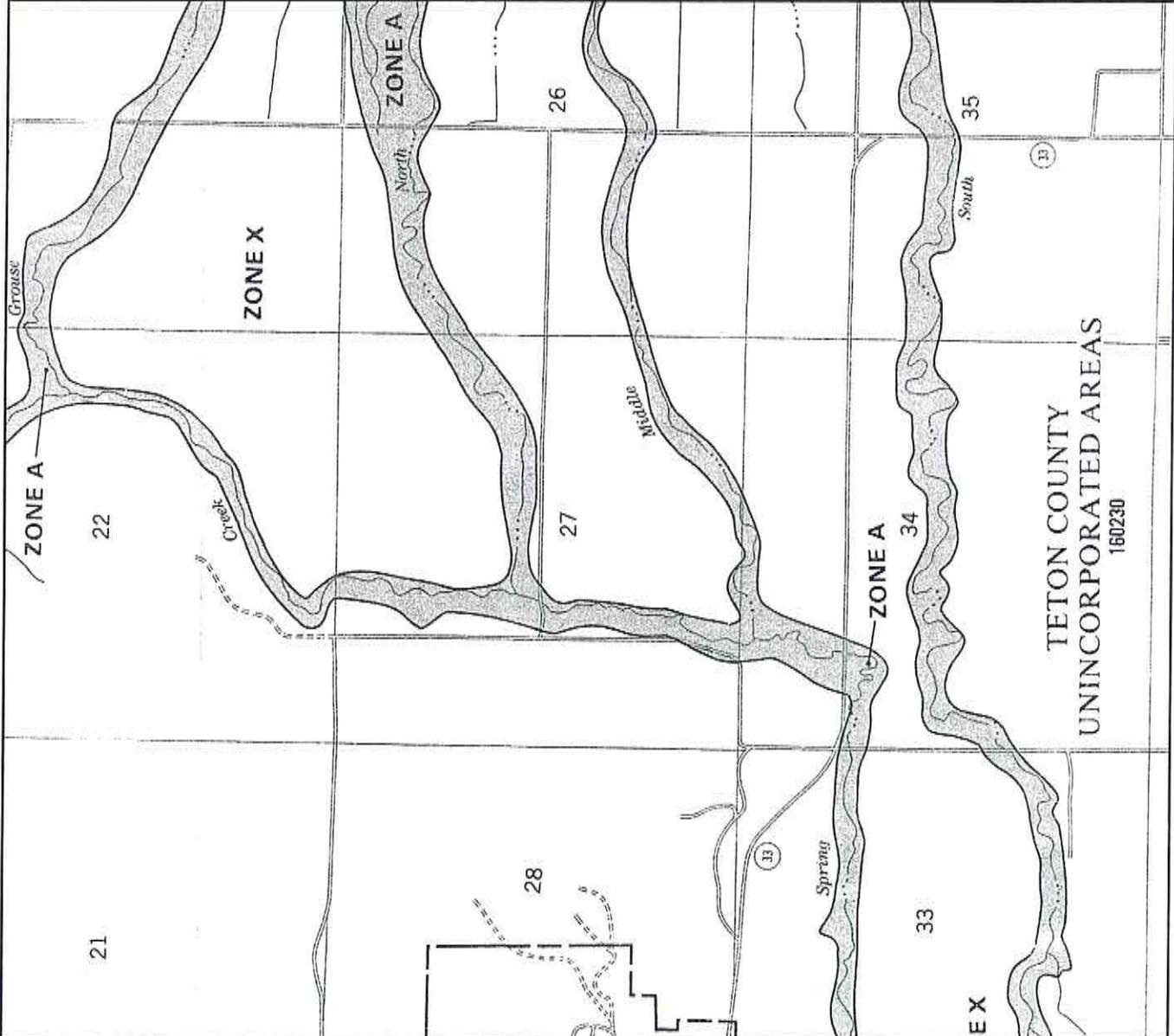
MAP NUMBER  
 16081C0100 C

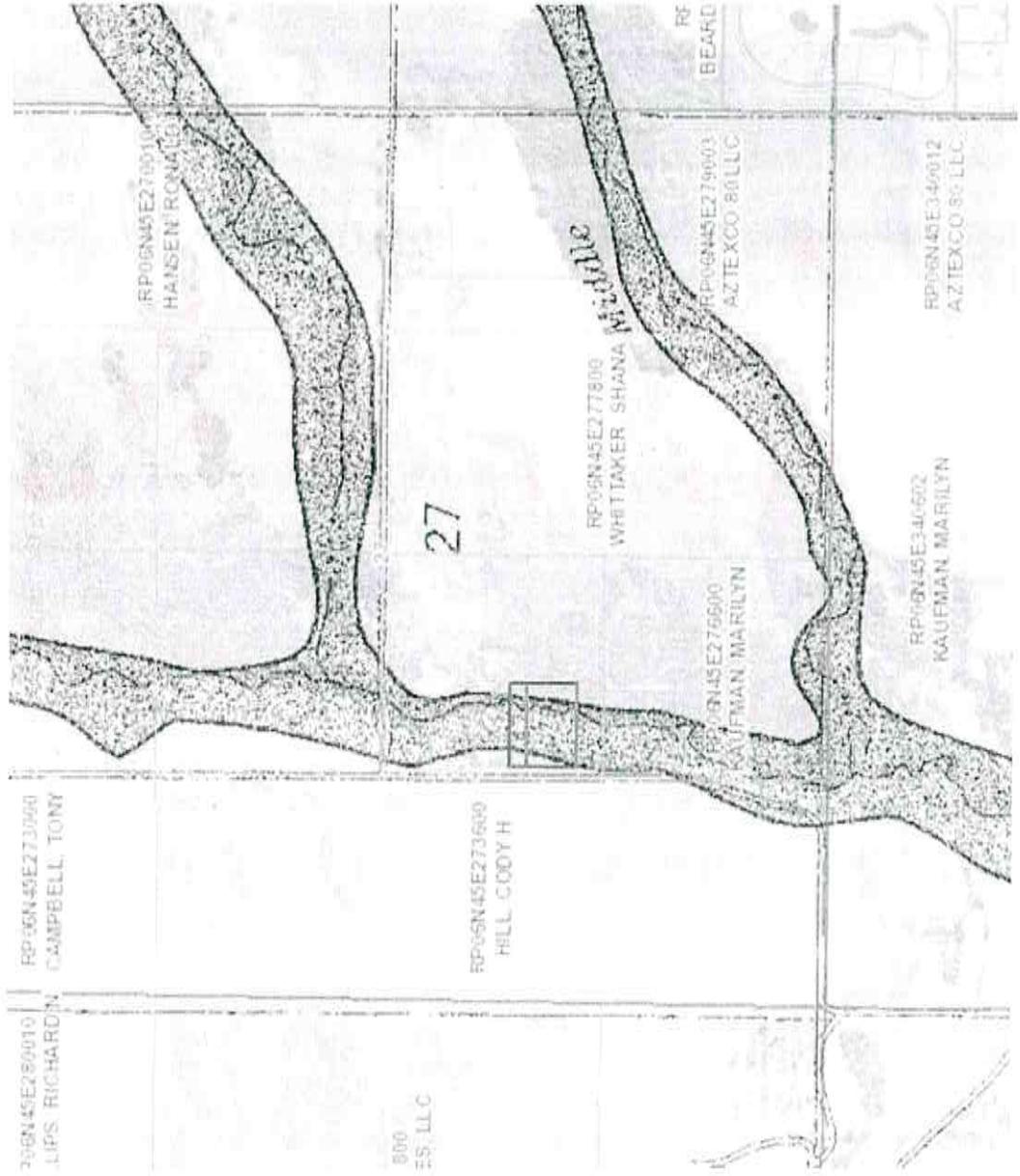
EFFECTIVE DATE:  
 AUGUST 4, 1988



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map which was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)





# Dividing or Buying Parcels

## WHAT YOU NEED TO KNOW



Teton County Planning and Building Department

February 2015

### ILLEGAL LOT SPLITS & BUILDING RIGHTS

There are many reasons why a property owner may want to divide an existing parcel of land. However, if the division of land does not comply with County and State laws, the property owner may forfeit a residential building right to one or all of the parcels when the division is recorded with the County Recorder.

The Teton County Subdivision Ordinance states that property owners are allowed a One Time Only Split of One Parcel of Land, allowed since June 14, 1999, without being required to subdivide and plat. At least 20 acres of land is required for this One Time Only Split of One Parcel of Land. Once this One Time Only Split has been utilized on a parcel, any further divisions are required to subdivide and plat according to the Teton County Subdivision Ordinance. **If this process is not followed and a deed is recorded with the County Recorder, one or all parcels WILL lose residential building rights.**

Teton County Planning & Building recommends that anyone desiring to split a parcel or considering purchasing a parcel to call or stop by our office. At your request, Teton County Planning & Building will research the recorded history of a parcel to determine if a split is available. If a split is not available, there may be steps available to remedy the issue. All potential buyers of parcels are recommended to request property research, because even if the current property owner did not split the land, an illegal split by a previous owner will render the property non-buildable.

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*Requests for property research may be submitted to Teton County Planning & Building using the attached form, which may be delivered to the office, faxed, or emailed. We ask for up to ten (10) days to complete property research.*

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**TETON COUNTY  
PLANNING & BUILDING**  
150 Courthouse Drive  
Driggs, ID 83422

PHONE: 208-354-2593

FAX: 208-354-8401

EMAIL: [pz@co.teton.id.us](mailto:pz@co.teton.id.us)



## TETON COUNTY PLANNING & BUILDING DEPARTMENT

150 COURTHOUSE DRIVE | DRIGGS, ID 83422 | [pz@co.teton.id.us](mailto:pz@co.teton.id.us)

PHONE: 208-354-2593 | FAX: 208-354-8410

### PROPERTY INQUIRY REQUEST

Owner  Developer  Appraiser  Other: \_\_\_\_\_

#### ***Personal Information***

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

PHONE NUMBER(S): \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

HOW WOULD YOU PREFER TO RECEIVE THE RESULTS OF THIS REQUEST?  USPS Mail  Email

#### ***Property Information***

PROPERTY OWNER: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

PARCEL ID (RP NUMBER): \_\_\_\_\_

*This information can be obtained from the Assessor's Office, tax notices, or the online, public GIS.*

**What exactly do you want to know about the history of this property? Please be very specific.**

# Property Inquiries- Building Rights Summary 1-2016

FY 2015		Property Inquiry Results	Building Rights Available	No Building Rights Available	BR could be obtained through OTO/SUB	# that went through the process or are in the process now to obtain building rights	No Options available to obtain BR	Other*
October		0	0	0	0	0	0	0
November		20	7	7	7	0	0	0
December		4	2	2	2	0	0	0
January		2	3	3	3	0	0	0
February		0	0	0	0	0	0	0
March		14	0	0	0	0	0	0
April		10	5	5	5	4	0	4
May		52	0	0	0	0	0	4
June		15	1	1	1	0	0	0
July		20	7	7	7	3	0	0
August		18	3	3	3	0	0	2
September		22	4	4	4	0	0	1
Total weekly inquiries		177	32	32	10	0	0	11
2015 total:								

TOTALS	
Building Rights Available	215
No Building Rights Available	84
Other	58
TOTAL	357

BR Obtainable	82	BR Not Obtainable	3
BR obtained	10		

Note: Some buildable parcels have multiple BR numbers. Inquiries are submitted based on BR numbers, which is why the total building rights does not match the total inquiries.

FY 2016		Property Inquiry Results	Building Rights Available	No Building Rights Available	BR could be obtained through OTO/SUB	# that went through the process or are in the process now to obtain building rights	No Options available to obtain BR	Other*
October		15	1	2	0	0	0	0
November		13	2	0	0	0	2	9
December		10	49	48	0	0	1	37
January								1
February								
March								
April								
May								
June								
July								
August								
September								
Total weekly inquiries		38	52	50	0	0	3	47
2016 total:								

Note: < 45 of the unbuildable parcels are Appaloosa Subdivision, which has outstanding issues that need to be completed before building permits are available



HISTORIC INCOME AND PERMIT COUNT

FISCAL YEAR CALCULATION

BUILDING FEES	2008	2009	2010	Fiscal 2011	2012	2013	2014	2015	2016
Residential	148	74	34	9	12	23	25	57	17
Commercial	10	3	1	1	6	1	5	4	1
Other Structures	29	23	38	16	30	47	45	48	9
Misc. Permits				11	18	27	23	37	6
Total Permits	187	100	73	37	66	98	98	146	33
Re-activations					8	6	3	9	0
Permit fees	\$245,000.00	\$63,143.35	\$49,384.80	\$26,334.42	\$45,058.55	\$73,356.26	\$74,223.43	\$110,124.03	\$28,317.07
Residential Impact fees	N/A	26 @	19 @	12 @	13 @	23 @	25	55 @	17 @
Commercial Impact fees	N/A	\$52,154.96	\$38,113.24	\$24,071.52	\$26,077.48	\$46,137.08	\$50,149.00	\$110,327.8	\$34,101.32
		2 @	1 @	2 @	3 @		3 @	2 @	1 @
		\$5,339.74	\$84.30	\$1,035.47	\$885.32		\$1,012.14	\$609.54	\$920.61

PLANNING AND ZONING DEPARTMENT HISTORIC INCOME and UNITS

PLANNING AND ZONING FEES	2008	2009	2010	Fiscal 2011	2012	2013	2014	2015	2016
Planning and Zoning Applications	OTO 12 SUB 73 CUP 18 ZONE CH 3 MISC 8 114	OTO 15 SUB 23 CUP 16 ZONE CHG 0 MISC 31 85	OTO/BA 13 SUB 8 CUP 1 ZONE CHG 0 MISC 22 44	OTO/BA 9 SUB 1 CUP 4 ZONECHG 0 MISC 11 25	OTO/BA 19 SUB 3 CUP 1 ZONE CHG 1 MISC 18 42	OTO/BA 15 SUB 0 CUP+ 2 ZONE CHG 0 MISC ** 23 40	OTO/BA 13 SUB 1 CUP 2 ZONE CH 0 MISC ** 23 39	OTO/BA 16 SUB 1 CUP 0 ZONE CH 0 MISC 26 43	OTO/BA 7 SUB 2 CUP 1 ZONE CH MISC * 3 13
Total Applications	\$181,137.00	\$85,357.00	\$21,957.50	\$9,602.4	\$20,358.60	\$8,047.00	\$8,537.00	\$12,504.00	\$2,000
Income									

platt amendment x2 floodplain permit x6, permitted with conditions x2, DA amendment, DA Extension, TUP x 6, sign x 3, BA re-submittal, Scenic Corridor

floodplain permit (5), DA Extension, Home Occ / renewal (4), insignificant Plat amdt (4), TUP (3), Permitted with Conditions (2), Sign (3), variance

Plat Amd (10), sign (1), TUP (2), Variance (1), Floodplain (4), Scenic Corridor (3), Home Occupation (3), Permitted with Conditions (2)

Plat Amd (1), FP (1), Scenic Corridor (1)

Residential Impact fees collected to date: 182 @ \$ 2,005.96 Total \$ 365,084.72

Commercial Impact fees collected to date: 14 Total \$ 10,581.02

Building Department Fiscal Year 2016

	Oct.	Nov.	Dec.	Jan.	Feb.	March	April	May	June	July	Aug.	Sept.	YTD
Single Family Dwellings	10	5	2										17
Commercial	0	1											1
Other Structures	5	4											9
Misc. permits	5	0	1										6
Total Permits	20	10	3	0	0	0	0	0	0	0	0	0	33
Re-activation / extension	0	0	0										0
Total Impact Fees *	\$20,059.60	\$10,950.41	\$4,011.92										\$35,021.93
Total Permit Fees	\$16,837.59	\$7,842.42	\$3,637.06										\$28,317.07

Single Family Dwellings includes setting permits for manufactured homes

Other Structures = replacement of SFD w/out impact fee, garages, sheds, barns, carports, Ag

Misc. = mechanical, additions, remodels, foundation

\* Impact fees: {Nov. - Commercial = \$ 920.61 Res = \$10,029.80}



Kathy Spitzer, Prosecuting Attorney  
Teton County Courthouse  
230 N. Street, Suite 125 Driggs, ID 83422  
(208) 354-2990 phone  
(208) 354-2994  
[kspitzer@co.teton.id.us](mailto:kspitzer@co.teton.id.us)

January 7, 2015

PEI Construction  
Attn: Aaron Powers  
2365 N HWY 33  
Driggs, ID 83422

Re: Illegal Uses

Dear Mr. Powers,

We have received numerous complaints regarding your property located at the corner of 5000 S. and Highway 33. The purpose of this letter is to notify you that you are in violation of Teton County Land Use Code and request you remedy the violations immediately. Below is a list of violations that County has identified.

- 1) Expanded area of "Non-Conforming Use" onto neighboring property-  
8-7-1-C.- Nonconforming uses may expand, but only on the lot occupied by the land use on the effective date of the zoning ordinance in effect on March 11, 1996. It appears you have placed the storage of equipment and materials on the neighboring property (Property to the north and east), as the attached photos show.

Please cease using the neighboring property for storage (of material, equipment and other items) and processing, and return it to its natural state. If you would like to use the neighboring property moving forward, you must obtain a Conditional Use Permit for a Landscaping Contractor Business.

- 2) The original "Non-Conforming Use" of material storage has expanded to include processing and selling materials.
  - a. On August 9, 2010 you received a letter of determination from Teton County regarding a request to temporarily screen topsoil in order to level the site. The determination concluded that temporary screening for this limited purpose may be permissible with certain conditions. You were given two consecutive days in 2010 in which to screen topsoil and clean up the property. Your use of the property as it is operating today would be considered a Landscaping Contractor Business (8-4-2) and requires a Conditional Use Permit (8-4-1, Land Use Matrix). The processing of material does not qualify as a non-conforming use on your property.
  - b. Teton County Planning department received an inquiry from your business wanting a sign to highlight the prices of materials you were selling, so the public could see your prices. From this inquiry we assume that you are either selling

materials or have a desire to sell material to the general public. No onsite sales are permitted.

Please cease any material processing activities at this location. If you would like to obtain the right to process material you must apply for a Conditional Use Permit for a Landscaping Contractor Business. No onsite sales are permitted as an outright use or as a conditional use.

- 3) The two RV's located next to the shop cannot be used for habitation, long or short term. Any property containing two or more RV's is considered a campground (8-4-2) and requires a Conditional Use Permit approval. If only one RV is inhabited, there is a 6 month limit.

Please remove the RVs or obtain a Conditional Use Permit for a Campground.

- 4) You appear to be accessing 5000 S. in two locations on the eastern parcel (RP04N45E238000) (see attached pictures). Any access to a county road requires a permit.

Please work with Teton County Road and Bridge Department to obtain proper permits to access 5000 South. Until such permit is received you must refrain from using those accesses.

If you have any questions or concerns about the violations and the resolution options please feel free to contact me or the Teton County Planning Department.

Sincerely,



Kathy Spitzer