

**PUBLIC NOTICE  
BOARD OF COUNTY COMMISSIONERS  
TETON COUNTY, IDAHO  
December 27, 2016**

Pursuant to established procedure, NOTICE IS HEREBY GIVEN that the Teton County Board of County Commissioners will hold a hearing in the Commissioners' Chamber located on the First Floor (lower level, southwest entrance) at 150 Courthouse Drive in Driggs, Idaho on **December 27, 2016** beginning at **10:00 am**.

**10:00 am PUBLIC HEARING: Conditional Use Permit Application** from Anthony Owens for Valley Wide Cooperative Propane for the purpose of siting a 30,000 gallon propane tank. The propane tank will be used for bulk storage of propane to be distributed throughout Teton Valley.

The subject parcel is 1.4 acres and located in the M-1 (Light Industrial) Zone in the Driggs Area of Impact on Lot 11 of the Flying Saddle Subdivision at 130 Rodeo Dr.

**Legal Description:** LOT 11 BLK 1 FLYING SADDLE SUB SEC 23 T5N R45E

**ADJOURN**

Information on the above application is available for public viewing in the Teton County Planning Office at the Courthouse between the hours of 9am and 5pm, Monday through Friday. The application and related documents are posted at [www.tetoncountyidaho.gov](http://www.tetoncountyidaho.gov). To view these items, select the Board of County Commissioners department page, then select the 12-27-2016 Public Hearing Docs item in the Additional Information Side Bar. Comments can be dropped off or mailed to 150 Courthouse Drive, Room 107, Driggs, Idaho 83422, faxed to (208) 354-8410, or emailed to [pz@co.teton.id.us](mailto:pz@co.teton.id.us). They must be received by **5:00 pm on December 20, 2016** to be incorporated into the packet of information provided to the Board prior to the hearing. Public comments at this hearing are welcome.

First Publication December 8, 2016  
Last Publication December 15, 2016

RECEIVED  
10-13-16



## 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](http://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 Wide Cooperative

Applicant: Anthony Owens E-mail: cowens@valleywidecoop.com

Phone: (208) 821-5108 Mailing Address: 1833 S Lincoln Ave

City: Jerome State: Idaho Zip Code: 83338

Engineering Firm: PES Equipment Contact Person: Paul Phone: (800) 841-6408

Address: 224 Cottage Ave, Sandy UT 84070 E-mail: Paul@pesequipment.com

Location and Zoning District:

Address: LOT 11 Flying Saddle Sub. Parcel Number: \_\_\_\_\_

Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_ Total Acreage: 1.4 acre

Zoning District: Teton County Requested Land Use: Bulk Propane Storage

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: \_\_\_\_\_ Date: 10-10-16

*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: 10-13-16

### 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)~~ <sup>8</sup> 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)~~ <sup>8</sup> copies of a site plan drawn to scale.
6. Narrative explaining the following:
  - o Location is compatible to other uses in the general neighborhood.
  - o Use will not place undue burden on existing public services and facilities in the vicinity.
  - o Site is large enough to accommodate that proposed use and other features of this ordinance.
  - o Proposed use is in compliance with and supports the goals, policies, and objectives of the Comprehensive Plan - *Driggs Comp. Plan & Driggs M-1 zoning*

### 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:
  - o Minimizing adverse impact on other development;
  - o Controlling the sequence and timing of development;
  - o Controlling the duration of development;
  - o Assuring that development is maintained properly;
  - o Designating the exact location and nature of development;
  - o Requiring the provision for on-site or off-site public facilities or services;
  - o Requiring more restrictive standards than those generally required in this Title;
  - o Designating the number of non-family employees in the home occupation and home business based on the type of business and the location;
  - o 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:
  - o A site plan and/or survey prepared by a professional surveyor to include current and proposed plan;
  - o A professionally prepared landscaping plan;
  - o Financial guarantee for public improvements which may include but not be limited to: roads, phone, electric, water, sewer, fire protection, and lighting;
  - o 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

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:331596

FOR VALUE RECEIVED

Frances M. Smith and M. Jason Majors as Co-Personal Representatives of the Estate of Katharine Brooks, deceased, Teton County probate case no. CV-2016-0000215

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

Valley Wide Cooperative, Inc.

whose current address is

1833 S Lincoln Ave  
Jerome, ID 83338

the grantee(s), the following described premises, in Teton County, Idaho, TO WIT:

Lot 11 in Block 1 of Flying Saddle Subdivision, Teton County, Idaho, as per the recorded plat thereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever.

Dated: October 5, 2016

Estate of Katherine Brooks, deceased

Frances M. Smith  
Frances M. Smith, Co-Personal Representative

M. Jason Majors  
M. Jason Majors, Co-Personal Representative

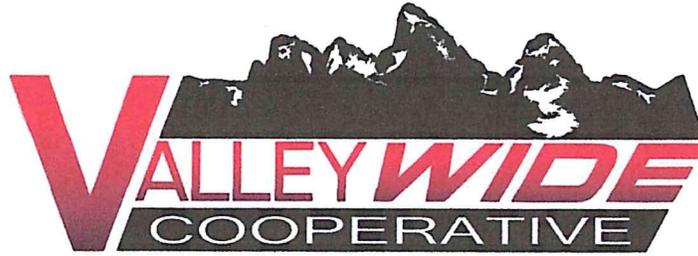
State of WYOMING } ss.  
County of TETON }

On this 5 day of October, 2016, before me, R. Davison, a Notary Public in and for said state, personally appeared M. Jason Majors known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the estate of Katherine Brooks, and acknowledged to me that he/she/they executed the same as Personal Representative. AND FRANCES M. SMITH TRS.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

R. Davison  
Notary Public for the State of WYOMING  
Residing at: 112 N. CENTER ST.  
Commission Expires: 09/23/2017





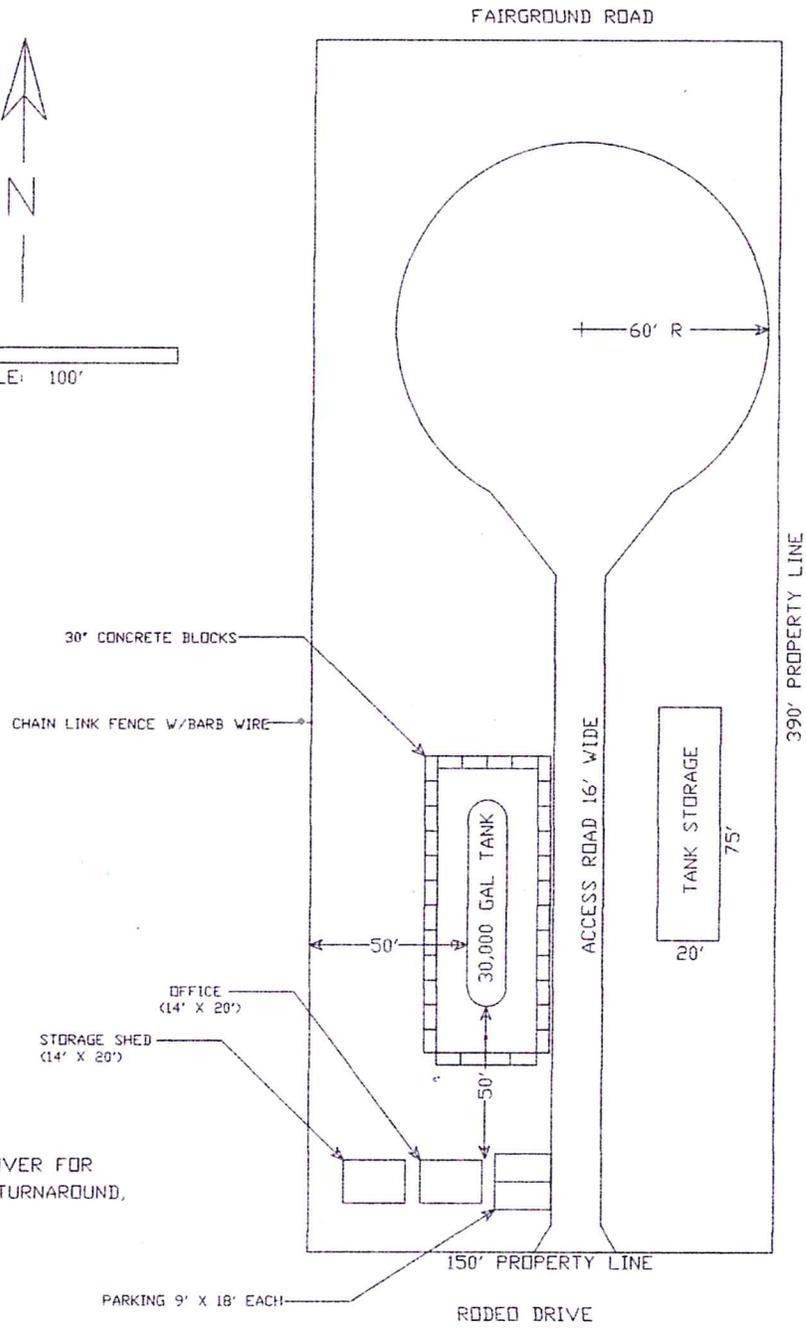
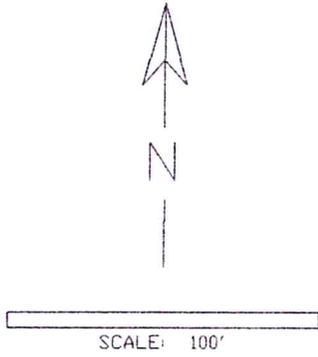
Site Plan Narrative for lot 11 Flying Saddle Subdivision Teton County, Valley Wide Cooperative

The intended use of this property is bulk propane storage for distribution throughout Teton Valley for residential and commercial customers. The property mentioned is indeed compatible with other properties in the general neighborhood, for example the property across the road to the south is commercial storage units as well as a towing company compound. The property to the north is the Teton County Fair/Rodeo grounds, to the west five lots is Mountain Country Propane's storage facility, and to the east is Teton Arts council as well as Big D Construction. Noise, glare nor odor will be present or a problem at this site. Impact will be very minimal on existing public services. We will have proper barricades in place as well as a security fence as per homeland security code around the perimeter of the property. We will operate during normal daylight business hours and be very respectful of all adjoining property in the area. Valley Wide Cooperative owns 50% of Mountain Country Propane located on lot 6 of the Flying Saddle Subdivision.

Thank you,

Anthony Owens

Valley Wide Cooperative



NOTE: GRAVEL GROUND COVER FOR ROAD, PARKING, STORAGE, TURNAROUND, AND UNDER TANK.

### SITE PLAN

Valley Wide Cooperative Propane  
 LOT 11, FLYING SADDLE SUBDIVISION  
 LOT SIZE: 1.34 ACRES

**LIQUEFIED PETROLEUM GASES**

**3803.3 Location of equipment and piping.** Equipment and piping shall not be installed in locations where such equipment and piping is prohibited by the *International Fuel Gas Code*.

**SECTION 3804  
LOCATION OF LP-GAS CONTAINERS**

**3804.1 General.** The storage and handling of LP-gas and the installation and maintenance of related equipment shall comply with NFPA 58 and be subject to the approval of the *fire code official*, except as provided in this chapter.

**3804.2 Maximum capacity within established limits.** Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested areas, the aggregate capacity of any one installation shall not exceed a water capacity of 2,000 gallons (7570 L) (see

Section 3 of the Sample Ordinance for Adoption of the *International Fire Code* on page xiii).

**Exception:** In particular installations, this capacity limit shall be determined by the *fire code official*, after consideration of special features such as topographical conditions, nature of occupancy, and proximity to buildings, capacity of proposed LP-gas containers, degree of fire protection to be provided and capabilities of the local fire department.

**3804.3 Container location.** LP-gas containers shall be located with respect to buildings, *public ways* and *lot lines* of adjoining property that can be built upon, in accordance with Table 3804.3.

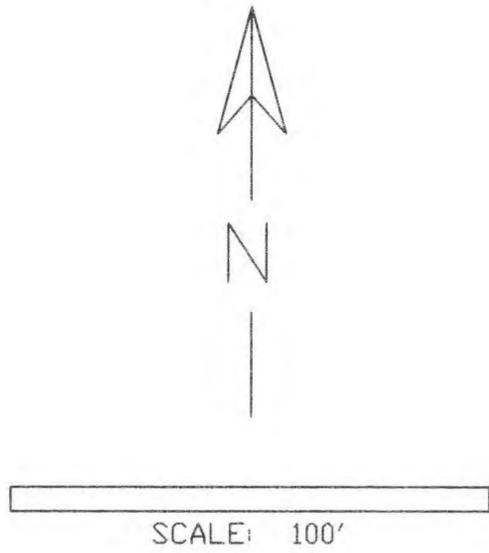
**3804.3.1 Special hazards.** LP-gas containers shall also be located with respect to special hazards including, but not limited to, above-ground flammable or *combustible liquid*

**TABLE 3804.3  
LOCATION OF LP-GAS CONTAINERS**

LP-GAS CONTAINER CAPACITY (water gallons)	MINIMUM SEPARATION BETWEEN LP-GAS CONTAINERS AND BUILDINGS, PUBLIC WAYS OR LOT LINES OF ADJOINING PROPERTY THAT CAN BE BUILT UPON		MINIMUM SEPARATION BETWEEN LP-GAS CONTAINERS <sup>b, c</sup> (feet)
	Mounded or underground LP-gas containers <sup>a</sup> (feet)	Above-ground LP-gas containers <sup>b</sup> (feet)	
Less than 125 <sup>c, d</sup>	10	5 <sup>e</sup>	None
125 to 250	10	10	None
251 to 500	10	10	3
501 to 2,000	10	25 <sup>e, f</sup>	3
<del>2,001 to 30,000</del>	50	<del>50</del>	5
30,001 to 70,000	50	75	(0.25 of sum of diameters of adjacent LP-gas containers)
70,001 to 90,000	50	100	
90,001 to 120,000	50	125	

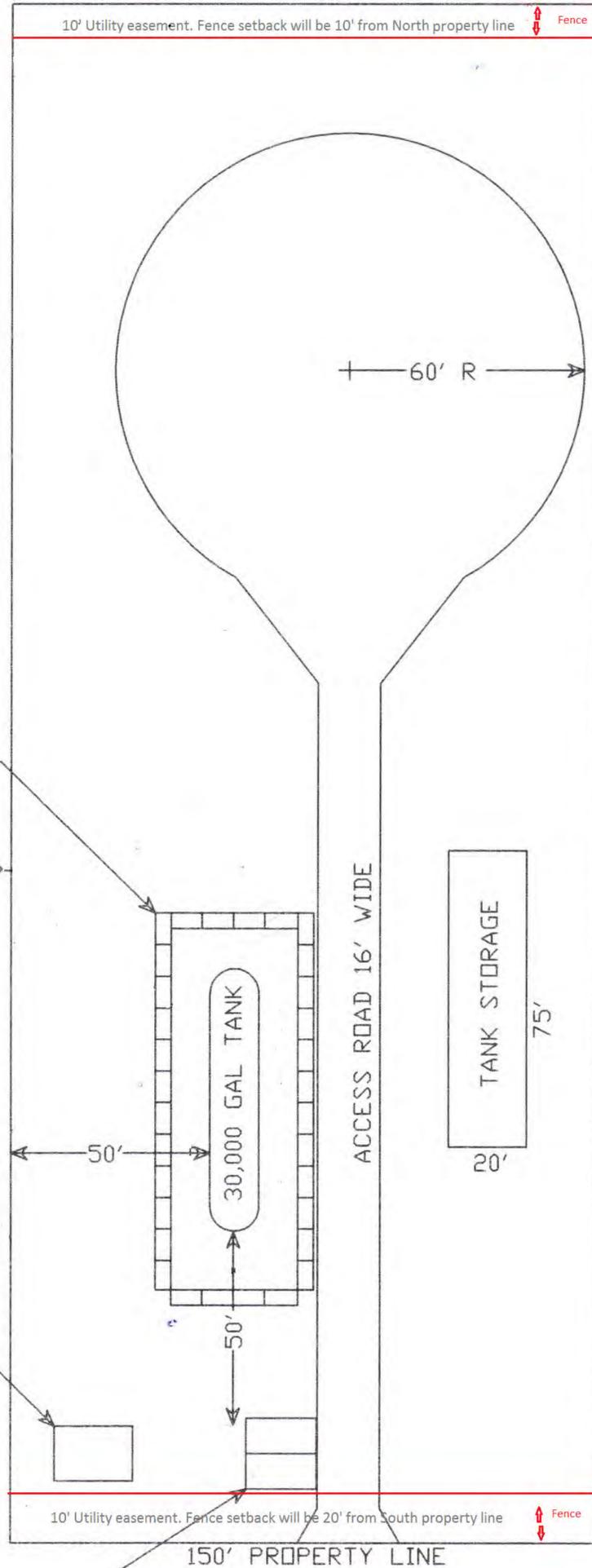
For SI: 1 foot = 304.8 mm, 1 gallon = 3.785 L.

- a. Minimum distance for underground LP-gas containers shall be measured from the pressure relief device and the filling or liquid-level gauge vent connection at the container, except that all parts of an underground LP-gas container shall be 10 feet or more from a building or lot line of adjoining property which can be built upon.
- b. For other than installations in which the overhanging structure is 50 feet or more above the relief-valve discharge outlet. In applying the distance between buildings and ASME LP-gas containers with a water capacity of 125 gallons or more, a minimum of 50 percent of this horizontal distance shall also apply to all portions of the building which project more than 5 feet from the building wall and which are higher than the relief valve discharge outlet. This horizontal distance shall be measured from a point determined by projecting the outside edge of such overhanging structure vertically downward to grade or other level upon which the LP-gas container is installed. Distances to the building wall shall not be less than those prescribed in this table.
- c. When underground multicontainer installations are comprised of individual LP-gas containers having a water capacity of 125 gallons or more, such containers shall be installed so as to provide access at their ends or sides to facilitate working with cranes or hoists.
- d. At a consumer site, if the aggregate water capacity of a multicontainer installation, comprised of individual LP-gas containers having a water capacity of less than 125 gallons, is 500 gallons or more, the minimum distance shall comply with the appropriate portion of Table 3804.3, applying the aggregate capacity rather than the capacity per LP-gas container. If more than one such installation is made, each installation shall be separated from other installations by at least 25 feet. Minimum distances between LP-gas containers need not be applied.
- e. The following shall apply to above-ground containers installed alongside buildings:
  - 1. LP-gas containers of less than a 125-gallon water capacity are allowed next to the building they serve when in compliance with Items 2, 3 and 4.
  - 2. Department of Transportation (DOTn) specification LP-gas containers shall be located and installed so that the discharge from the container pressure relief device is at least 3 feet horizontally from building openings below the level of such discharge and shall not be beneath buildings unless the space is well ventilated to the outside and is not enclosed for more than 50 percent of its perimeter. The discharge from LP-gas container pressure relief devices shall be located not less than 5 feet from exterior sources of ignition, openings into direct-vent (sealed combustion system) appliances or mechanical ventilation air intakes.
  - 3. ASME LP-gas containers of less than a 125-gallon water capacity shall be located and installed such that the discharge from pressure relief devices shall not terminate in or beneath buildings and shall be located at least 5 feet horizontally from building openings below the level of such discharge and not less than 5 feet from exterior sources of ignition, openings into direct vent (sealed combustion system) appliances, or mechanical ventilation air intakes.
  - 4. The filling connection and the vent from liquid-level gauges on either DOTn or ASME LP-gas containers filled at the point of installation shall not be less than 10 feet from exterior sources of ignition, openings into direct vent (sealed combustion system) appliances or mechanical ventilation air intakes.
- f. This distance is allowed to be reduced to not less than 10 feet for a single LP-gas container of 1,200-gallon water capacity or less, provided such container is at least 25 feet from other LP-gas containers of more than 125-gallon water capacity.



FAIRGROUND ROAD

10' Utility easement. Fence setback will be 10' from North property line



2'X2'X6' 4,000 Lb CONCRETE BLOCKS  
3 Foot Spacing Between Blocks

CHAIN LINK FENCE W/BARB WIRE  
6' Tall with 3 rows of barbed wire on top

STORAGE SHED  
(14' X 20')

NOTE: GRAVEL GROUND COVER FOR ROAD, PARKING, STORAGE, TURNAROUND, AND UNDER TANK.

PARKING 9' X 18' EACH

RODEO DRIVE

### SITE PLAN

Valley Wide Cooperative Propane

LOT 11, FLYING SADDLE SUBDIVISION

LOT SIZE: 1.34 ACRES

## AVIGATION EASEMENT AGREEMENT – [Valley Wide Cooperative]

THIS AVIGATION EASEMENT AGREEMENT (this "Agreement") is made as of the 10 day of November 2016, by and between [Valley Wide Cooperative] ("Grantor"), the address of which is [130 Rodeo Dr], and the City of Driggs, a municipal corporation of the state of Idaho ("Grantee"), the address of which is 60 S Main St, Driggs, ID, 83422.

### RECITALS

- A. Grantor owns certain real property, developed as [Valley Wide Cooperative], in Teton County, Idaho ("Grantor's Property"), legally described as [Lot 11 in Block 1] of the Flying Saddle Subdivision, Teton County, Idaho].
- B. Grantor's Property lies within the [Traffic Pattern Area] of the Driggs-Reed Memorial Airport, as defined by the 2012 Driggs Airport Master Plan.
- C. Grantor's Property is subject to regulations of the Zoning Chapter of the Driggs City Code ("Zoning Regulations"), and to 14 C.F.R. § 77 (the "Federal Regulations").
- D. The Driggs Airport Master Plan recommends acquisition of avigation easements as a condition of approval on [industrial development] within the airport traffic pattern area.
- E. As of the date hereof, Grantee has [conditionally approved the Annexation of the property], with one condition being the recordation of an avigation easement over the Grantor's Property.
- F. Grantor is willing to grant Grantee an avigation easement over Grantor's Property in accordance with the terms and conditions of this Agreement.

### AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby covenant and agree as follows:

1. Avigation Easement. Subject to the provisions of this Agreement, Grantor hereby grants to Grantee a non-exclusive, easement and right of way, appurtenant to the property on which Driggs-Reed Memorial Airport is located (the "Airport Property"), for the unobstructed passage of all aircraft, ("aircraft" being defined for the purposes of this Agreement as any contrivance now known or hereafter invented, used or designed for navigation of or flight in the air) in the air space above Grantor's Property to an infinite height (the "Avigation Easement").
2. Scope of Easement. The Avigation Easement shall apply only to those portions of the airspace above the land surface of the Grantor's Property which are above the "imaginary surfaces" defined in the Federal Regulations and depicted on the Driggs-Reed Memorial Airport Layout Plan (the "Airspace"), as the same may apply to Grantor's Property as of the date hereof. The Airspace shall not be invaded or used by Grantor, nor shall Grantor authorize the use of the Airspace by others, without Grantee's prior written approval; provided however that this restriction shall apply only to physical obstructions and not to telecommunication, electrical or similar waves or transmissions to and from areas below the

Airspace. Grantor will not construct, install, erect, or grow upon the applicable portions of Grantor's Property any structure, building, tree, or other object which extends into the Airspace, without the prior written approval of Grantee, which approval shall not be unreasonably withheld. Grantee shall have a continuing right to keep clear from the Airspace buildings, structures, or improvements of any kind, trees, or other objects, including the right to remove or demolish any portions of such obstructions which extend into the Airspace which Grantee has not previously approved.

3. Waiver of Claims. Grantor hereby waives, remises and releases any right or cause of action it may now have or which it may have in the future against the City of Driggs, as the initial grantee under this Agreement, pertaining to or resulting from the passage of aircraft in the airspace above Grantor's Property. However, nothing stated in the foregoing waiver, grant and release shall release any other person, including, without limitation, any assignee, transferee, apportionee or successor of Grantee, from (i) any cause of action pertaining to or resulting from the operation of aircraft outside the scope of this Avigation Easement, or (ii) liability for damages to any person or property resulting from the unlawful or negligent operation of any aircraft above Grantor's Property.

4. Term. The term of this Agreement shall commence as of the date hereof and continue to and including the date upon which airport operations are no longer conducted at the Airport Property. Upon such date that airport operations are no longer conducted at the Airport Property, this Agreement shall become void. Following any apportionment and/or transfer of the Avigation Easement by Grantee, Grantor, or Grantor's successors or assigns, may terminate this Agreement as to such transferee by delivering written notice to such transferee, if such transferee permits, or fails to take all reasonable actions to prohibit, the operation of aircraft above the Grantor's Property, which operation violates the scope of the Avigation Easement. Upon such termination, the Avigation Easement shall become void as to such transferee only.

5. Severability. The enforceability, invalidity or illegality of any provision of this Agreement shall not render the other provisions of this Agreement unenforceable, invalid or illegal, but rather the unenforceable, invalid or illegal provisions of this Agreement shall be deemed severed from this Agreement and this Agreement shall continue in full force and effect to the greatest extent permitted by applicable law. Notwithstanding the foregoing, in the event of any such severance that would prevent either party hereto from enjoying the benefit of its bargain for which this Agreement was negotiated, the parties hereto shall revise or modify this Agreement so as to exclude any unenforceable, invalid, or illegal provision, yet allow each party to enjoy the benefit of their respective bargains.

6. Attorney's Fees. In the event of any litigation, controversy, claim or dispute between the parties hereto arising out of or relating to this Agreement, or the breach hereof, or the interpretation hereof, the prevailing party, whether by judgment or out of court settlement, shall be entitled to recover from the losing party, reasonable expenses, attorney's fees and costs incurred in connection therewith, for the enforcement of any judgment or award rendered therein.

7. Notices. All notices provided for herein shall be in writing and shall be personally delivered or mailed by registered or certified United States mail, postage prepaid, return receipt requested, to the parties at the addresses given below, or at such other addresses as may be specified by written notice:

If to Grantor:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





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

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FROM: Kristin Owen, Planning Administrator

TO: Anthony Owens

CC: Ashley Koehler (Driggs); Jared Gunderson (Driggs); Darryl Johnson (Teton County);  
Kathy Spitzer (Teton County); Earle Giles (Teton County Fire District); Mike Dronen  
(EIPH); Ben Burke (ITD)

RE: Valley Wide Cooperative (Propane Storage CUP) - DRC Meeting Notes

DATE: November 2, 2016

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Anthony, the purpose of this letter is to summarize the Development Review Committee meeting we had on Tuesday, October 25, 2016. During this meeting, the following items were discussed.

#### Roads, Septic, and Fire Protection

- ITD and the Teton County Public Works Director did not have comments.
- EIPH did not have comments.
- The Fire District will need to ensure compliance with the International Fire Code.

#### Site Plan

- The site plan needs to be updated to reflect the following:
  - Show 10' utility easement along the north and south property boundaries.
  - Clearly identify the fence location, which must be setback 20' from the front (south) property line.
    - Identify the type of fence, i.e. 6' chain link with 3 rows of barbed wire on top.
    - There's currently one callout for the fence, but it is unclear what the fence is and what is the property boundary.
  - Remove the office.
  - Show setbacks from the 30,000 gallon tank to the southern property line and to the proposed access road identified on the site plan.
  - Show setbacks from the shed to all property lines.
  - Show the correct barrier around the 30,000 gallon tank.
    - The site plan currently shows 30" concrete blocks completely around the tank. You mentioned you would be using 3'x5' crash protection blocks around the tank.
    - Please also identify if the crash protection blocks will completely surround the tank or if there will be gaps between the blocks.

#### General Comments

In general, following items were discussed:

1. There is an existing residential use and the Arts Council adjacent to this property on the east side.
2. An Avigation Easement will be required because the property is in the Airport Overlay.

3. The applicant does not intend to have the site manned by employees. This site would only have trucks filling up with propane or picking up the small, residential tanks to take to another site. The Hours of Operation are planned as 8am-5pm, Monday-Friday. They may rent an office space in downtown Driggs.
4. Lighting will be needed around the tank and where the truck will refill.
  - a. We will want to see the lighting specs before lights are installed to ensure the lights comply with the Driggs lighting ordinance used in the AOI.

Public Hearing Information:

The first public hearing will be with the Driggs Planning & Zoning Commission. Ashley will notify you of the meeting date, time, and location. After the Planning Commission makes a recommendation, Kristin can schedule a hearing with the Board of County Commissioners.

Teton County, Idaho Planning Department  
150 Courthouse Drive, Room 107; Driggs, ID 83422  
208-354-2593 ph. 208-354-8410 fax  
[www.tetoncountyidaho.gov/planning](http://www.tetoncountyidaho.gov/planning) | [pz@co.teton.id.us](mailto:pz@co.teton.id.us)



December 10, 2016

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

Dear Property Owners:

This letter is to notify you that an application for a Conditional Use Permit has been submitted to the Teton County Planning Department by a nearby landowner. 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 incorporate your comments into the staff report to the Board of County Commissioners. If you have any comments or questions regarding this application, please contact us at the telephone number, email, or address listed above. A public hearing will be held to consider this application. The details below provide more information on the proposal.

**Applicant/Landowner:** Anthony Owens/VALLEY WIDE COOPERATIVE INC

**Legal Description:** LOT 11 BLK 1 FLYING SADDLE SUB SEC 23 T5N R45E.

**Zoning District:** Driggs Area of City Impact (M-1)

**Description of the request:** Conditional Use Permit Application from Anthony Owens for Valley Wide Cooperative Propane for the purpose of siting a 30,000 gallon propane tank. The propane tank will be used for bulk storage of propane to be distributed throughout Teton Valley. The subject parcel is 1.4 acres and located in the M-1 (Light Industrial) Zone in the Driggs Area of Impact on Lot 11 of the Flying Saddle Subdivision at 130 Rodeo Dr.

The Driggs Planning and Zoning Commission held a public hearing for this application on December 1, 2016.

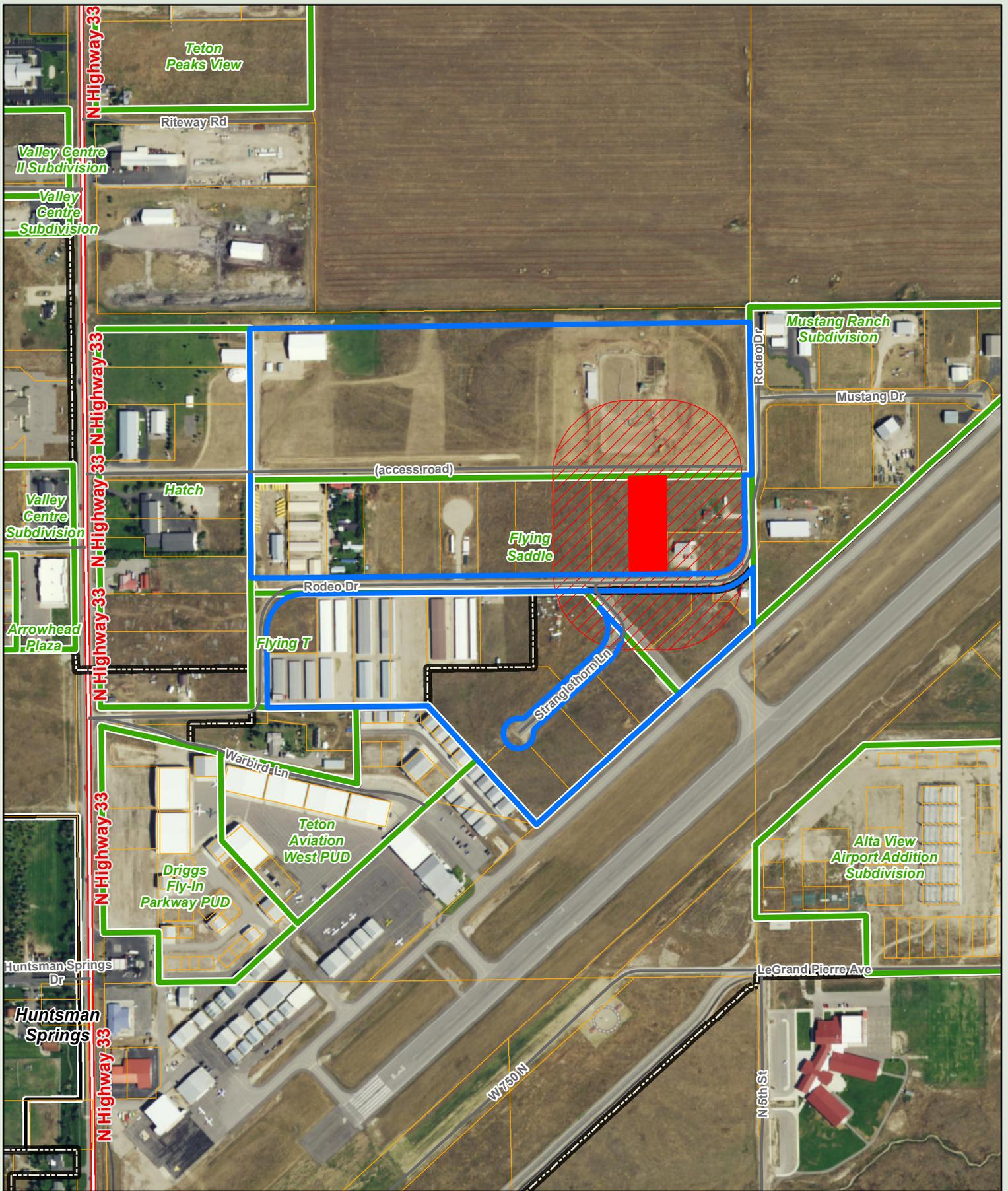
#### **PUBLIC HEARING**

The Teton County Board of County Commissioners 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 **December 27, 2016** on this matter. This hearing will begin at **10:00 a.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](http://www.tetoncountyidaho.gov). Written comments will be included in the packet of information provided to the Board prior to the hearing if they are received in the Planning Department no later than 5:00 pm on December 20, 2016. Written comments received after this time will not be included at the public hearing. Written comments may be e-mailed to [pz@co.teton.id.us](mailto:pz@co.teton.id.us), mailed to the address above, or faxed. Oral testimony will be heard at the hearing.

**The public shall not contact members of the Board of County Commissioners directly 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 Department at 208-354-2593.



**Legend**

- ▭ Notified Parcels
- ▭ 300ft Notification Buffer
- ▭ Subject Parcel
- ▭ Parcels

**VALLEY WIDE COOPERATIVE - PROPANE STORAGE  
 CONDITIONAL USE PERMIT APPLICATION NOTIFICATION**

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