



TETON COUNTY OFFICE OF THE  
PROSECUTING ATTORNEY

FOR IMMEDIATE RELEASE

April 16, 2021

## **Teton County Wins Summary Judgment in West Ridge Ranch Lawsuit**

Today, Teton County was granted summary judgment in a lawsuit filed by the West Ridge Ranch Homeowner's Association, Inc. ("West Ridge Ranch") alleging that the County was improperly rejecting building permit applications for lots in the West Ridge Ranch Subdivision (the "Subdivision").

On or about July 24, 2019, Teton County formally rejected a building permit application for a lot in the Subdivision on the grounds that the Subdivision Development Agreement has never been completed, and a certificate of completion was never issued for the Subdivision. In response, West Ridge Ranch filed a lawsuit on December 4, 2019 seeking declaratory judgment that the Development Agreement was complete and 11.4 million dollars in damages on behalf of its members who have not been able to build on their lots.

At summary judgment, the court rejected West Ridge Ranch's arguments that Teton County had waived any requirements of the recorded Plat and Development Agreement for the Subdivision by previously issuing building permits for six lots in the Subdivision, noting that the County has acknowledged that those permits were issued in error. The court agreed with the County that it could not continue to issue permits for the Subdivision without violating Idaho law. The Court also rejected West Ridge Ranch's arguments that the County was responsible for fulfilling the developer's responsibilities under the Development Agreement.

Finding no genuine issue of material fact as to whether the Subdivision had been completed, the Court granted summary judgment in favor of the County.

Teton County was represented in this case by Hall Angell & Associates, LLP, as supervised by Teton County Prosecuting Attorney Bailey Smith.

### **Links:**

West Ridge Ranch's original Complaint can be found [here](#).

Teton County's Memorandum in Support of Motion for Summary Judgment can be found [here](#).

The District Court's Memorandum Decision and Re: Cross-Motions for Summary Judgment can be found [here](#).

Additional information and documents regarding this case, CV41-19-300, can be found on the iCourt Portal [here](#).