A REQUEST FOR A SPECIAL USE PERMIT
FOR: Craig Green – Gravel Pit
WHERE: ~ 2000 E 250 N
Prepared for the Planning and Zoning Commission
Public Hearing of October 14, 2025

LANDOWNER/APPLICANT: GREENVILLE BACKHOE SERVICE LLC. / Craig Green

REQUEST: Craig Green has applied for a Special Use Permit (SUP) to establish a gravel pit on a portion of a 10.00-acre parcel located on Lot 1 of Eastside Farms subdivision off of 250 N, east of Driggs.

APPLICABLE COUNTY CODE: Teton County Land Development Code Section 3-7-5 (Mineral Resource Development), 4-8 (Special Uses) and the Teton County Comprehensive Plan (A Vision & Framework 2012-2030)

PARCEL NUMBER: RP009380000010
LEGAL DESCRIPTION: LOT 1 EASTSIDE FARMS SUB SEC 29 T5N R46E **PARCEL #:** RP009380000010
LOCATION: Lot 1 Eastside Farms ~ 2000 E and 250 N
ZONING DISTRICT: RR-20 Rural Residential
PROPERTY SIZE: 10.00 acres
Overlays: Big Game Migration Corridor & Seasonal Range

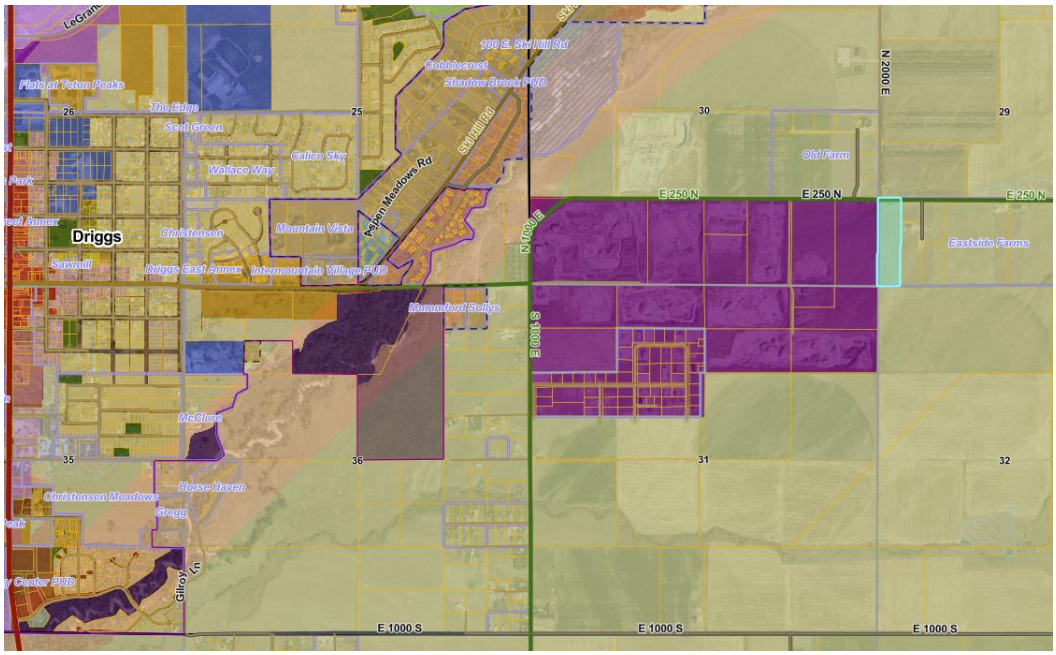


Figure 1. Vicinity Map

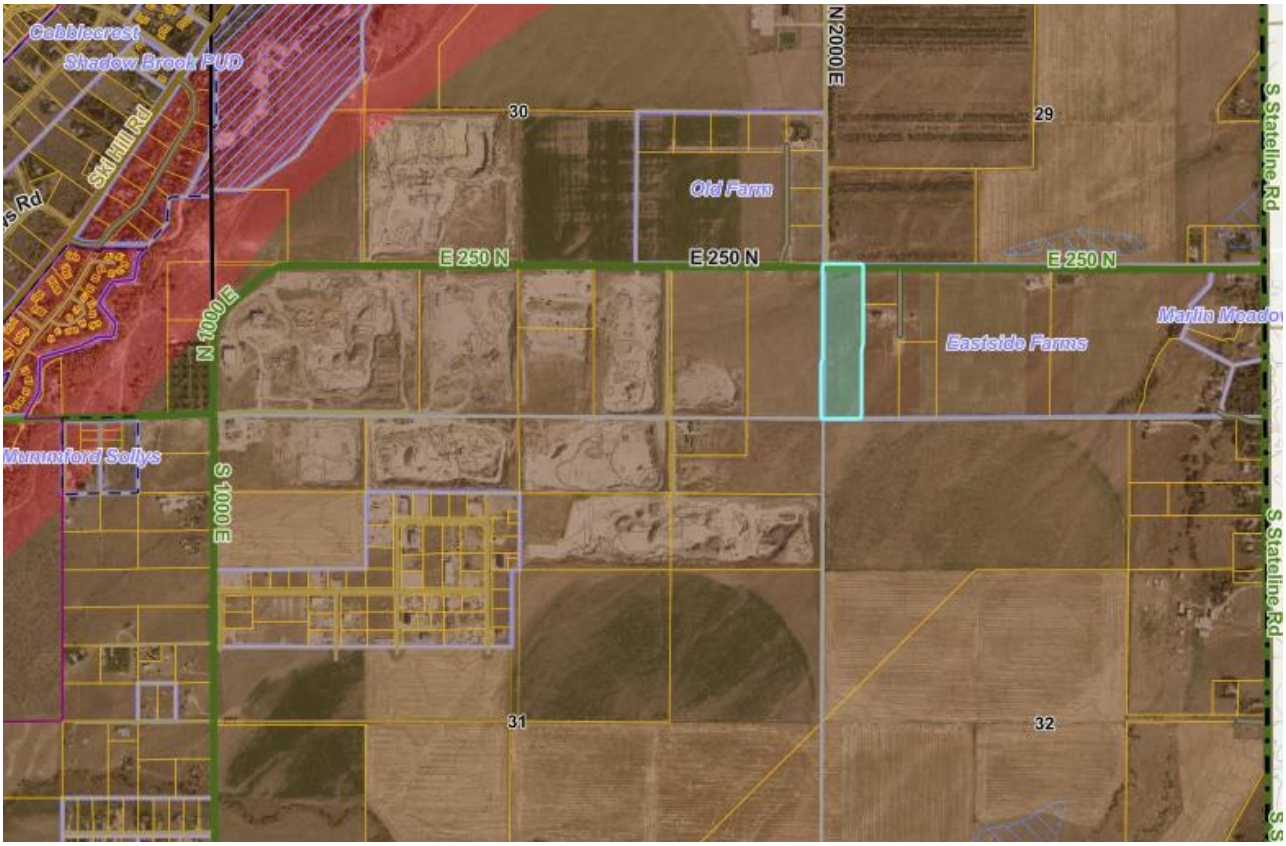


Figure 2. Big Game Migration Corridor & Seasonal Range.

PROJECT DESCRIPTION AND BACKGROUND:

The applicant submitted a request for the proposed SUP on February 23, 2026. The 10-acre parcel is located east of the city of Driggs and accessed off of 250 N near ~2000 West. The application is requesting approval of gravel pit. The property is the westernmost lot in the Eastside Farms subdivision which was platted in March 2021 (Inst. #256473) and subsequently amended. According to the applicant's narrative, he is requesting a location for excavation equipment and future shop on the north 3 acres, including a small pad around 150' x 300' for equipment storage, and gravel extraction on the south, with potential ag use of any remaining land. This is depicted on a site plan which also lists the specific conditions for a mineral resource development use.

As depicted in figure 1, the lot is adjacent to the eastern end of a large area designated as Industrial Research zoning. To the east of the property are the remaining lots of the Eastside Farms subdivision.

INTER-AGENCY AND DEPARTMENT REVIEW:

Eastern Idaho Public Health: "No Comments"
Teton County Public Works Director: -.
Teton County Fire Marshal -

SPECIFIC REQUIREMENTS FOR PUBLIC HEARING NOTICE: Idaho Code, Title 67, Section 67-6509, 67-6511, 67-6512, and LDC Chapter 4, Section 4-2-D. The public hearing for the Board of County Commissioners was duly noticed in the Teton Valley News on April 22, and April 29, 2026. A notification was sent via mail to surrounding property owners within a 300- foot buffer area on April 20, 2026. A notice was also posted on the property providing information about the public hearing on May 4, 2026.

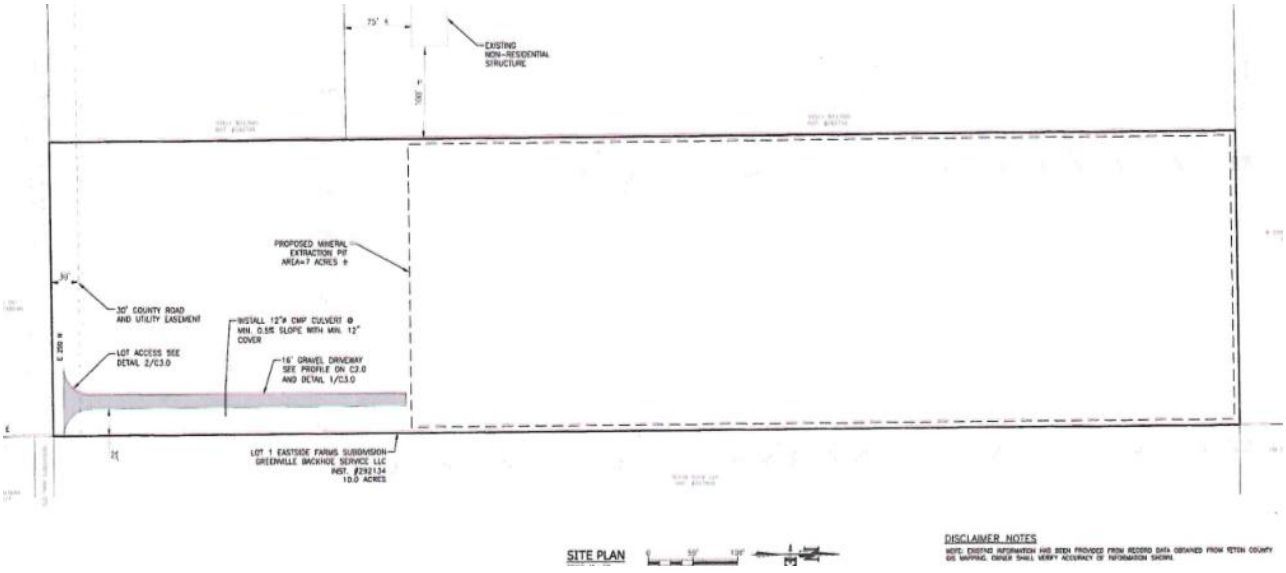


Figure 3. Green Site Plan

PUBLIC COMMENT:

Staff has received two public comments as of 05/07/26, in opposition to the proposal. Concerns include the residential and agricultural intent of the subdivision, and impacts from noise, traffic, and dust, and decreased property values.

SECTION 4-8-E REVIEW CRITERIA FOR SPECIAL USE PERMITS

The following findings of fact shall be made if the Special Use is approved. If the application is being recommended for denial, the PZC should likewise specify the reasons for recommended denial based on the items listed below. (Staff comments are in red)

1. The requirements of this Chapter and other provisions of the LDC, including Chapter 5, General Development Standards

Staff Comment:

Chapter 5 of the LDC addresses a variety of Natural resources considerations. Many of these are not applicable or not found on the site. No steep slopes, wetlands, floodplains, areas of higher risk for wildfire, or scenic corridors exist on the property. The proposal is subject to the lighting regulations of the County. The property is also located within the Big Game Migration and seasonal habitat overlay. It appears that the majority of the site is cultivated farmland, which may

not provide significant wildlife habitat value, but this has not been addressed in application materials.

2. *Meets special use standards set forth by category of use in Chapter 3*

Staff Comment:

The applicant must meet all the special use standards of 3-7-5, listed below.

Special Use Standards for Utilities, Major (3-7-5):

3-7-5 Mineral Resource Development

A. Defined Mineral resource development is any land use related to the ***excavation***, crushing, washing, sizing and screening, processing, asphalt batching, cement and concrete processing, and surface stockpiling (excavated on-site) of topsoil, peat, sand, gravel, rock, clay, aggregate, metallic, non- metallic and industrial minerals, gemstones, or other mineral resource.

B. Location Standards for New Mineral Resource Developments The following standards shall be used to determine the appropriate location for new mineral resource developments:

1. Shall be located no closer than five hundred (500) feet from any state highway. The site is more than 500' from any state Hwy.

2. Shall be located no closer than one thousand (1000) feet from an existing residence.

Planning staff discussed this criterion with the applicant at the time of the pre-application conference. Two structures are in question related to the question of distance to an existing residence. The first is a residence in the Old Farm subdivision. The closest point on the subject property is just over 1000 feet from the closest point to the lot on which the home is constructed. If the language is interpreted to mean distance to the structure rather than the lot, the distances increase to the extent that there is a higher level of confidence that the distance is met. The applicant did not provide documentation of this, however.

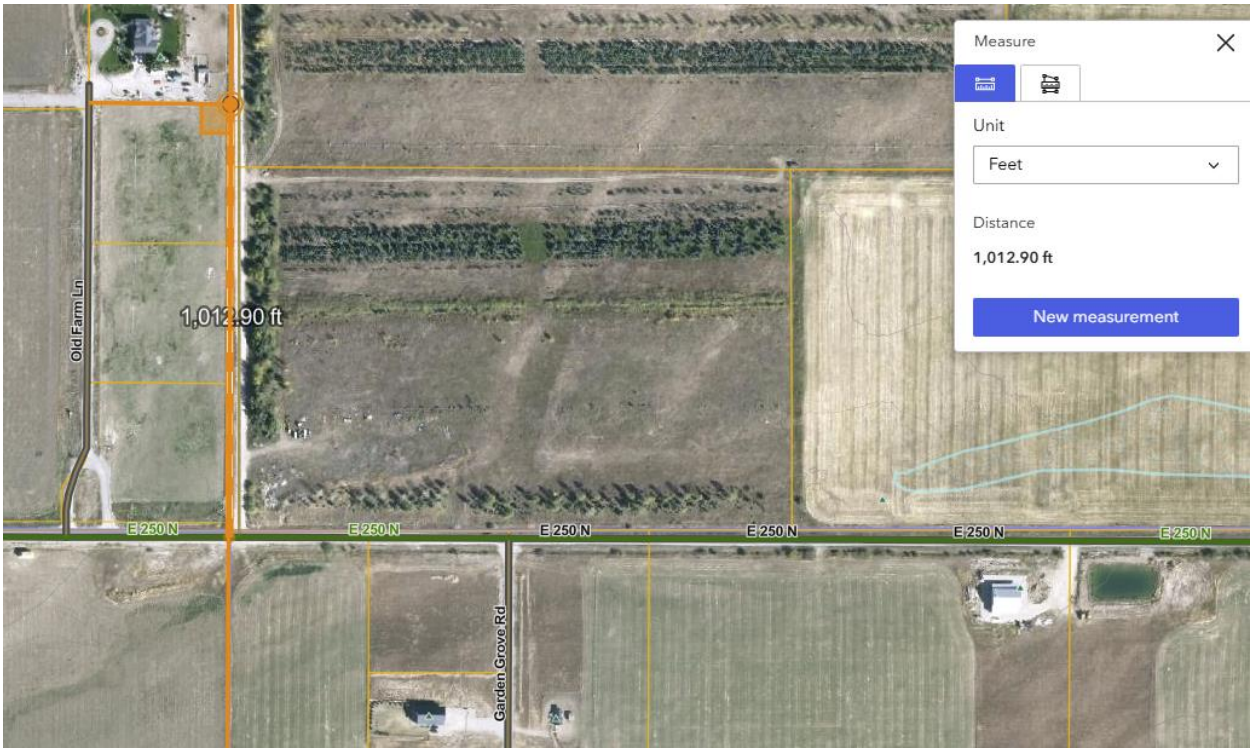


Figure 4. Location of nearby residence in Old Farm subdivision.



Figure 5. Distance to structure on adjacent property.

The second question of proximity to a structure on a lot directly east of the subject property. This structure is approximately 120’ from the subject property. A search of the county’s permitting software found no permit for this structure, though staff believes it may be a residence which did not obtain a permit with the county.

3. Shall be located no closer than fifty (50) feet from an irrigation ditch or public right-of-way. The applicant did not address this criterion. There is a separation of the depicted limits of disturbance of the pit from county road E 250 N. Irrigation ditches are not reliably shown on maps available to the County.

C. Operational Standards for New Mineral Resource Developments All mineral resource developments shall adhere to the following operational standards:

1. Hours of operation are limited to 7 AM to 7 PM daily. – Condition of Approval

2. Written verification of compliance with the Idaho Surface Mining Act, including filing of any reclamation plan required by the Idaho Surface Mining Act. Documentation has been provided that initial applications have been pursued.

3. A seventy-five (75) foot Type A Buffer per Section 5-7 shall be maintained between the facility and residential uses. – Condition of Approval. This has not been addressed in the application materials. Buffering requirements are shown below. This criterion could benefit from additional clarification.

5-7 Buffers, Screening, Fencing, and Walls

5-7-1 Intent

Buffers, *screening*, fencing, and walls are intended to minimize conflicts between potentially incompatible, but otherwise permitted, land uses and *development* on *abutting* property.

5-7-2 Buffers

A. Applicability

1. *Buffers* shall be installed between all uses in the IR *zone district* and adjacent properties zoned residential as the primary use.
2. *Buffers* shall be required to mitigate adverse impacts of certain uses as specified in Chapter 3 of the LDC. (This use requires Type A buffering)
3. Type A *buffers* (per below) shall be installed around the perimeter of all *subdivisions* adjacent to property of a lower *density* use.
4. All vegetation used to meet buffer requirements shall remain alive with any dead plant material replaced by the same species or a species with similar growing habit within one growing season.

B. *Buffer* Requirements

There are two types of required *buffers* that include a variety of *landscaping* and/or fencing. The minimum width, *screening*, and *landscaping* requirements for each *buffer* type is shown in Table 12.

Table 12. Buffer Types

	Minimum number of plants per 100’

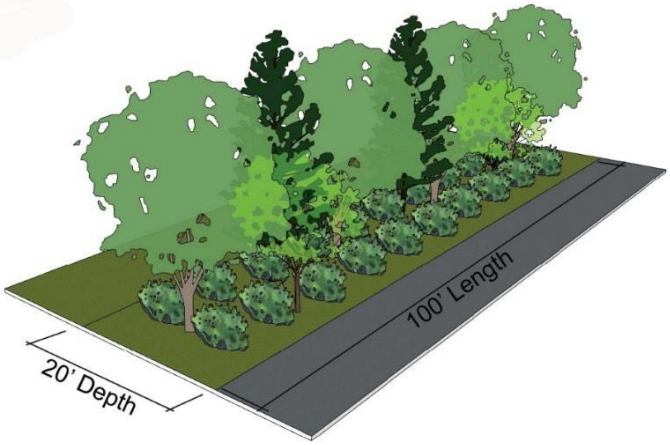
	Buffer Type A	Buffer Type B Option 1	Buffer Type B Option 2*
Minimum Depth	10'	20'	10’
Shade Trees	4	4	4
Understory Trees - 20% shall be evergreen	--	4	--
Large Shrubs - 20% shall be evergreen	10	20	10
6’ High Privacy Fence or Wall	--	--	Yes

*type 1 plant requirements with a privacy fence or wall

Type ‘A’ Buffer



Type ‘B’ Buffer – Option 1



C. Location

Generally, a required *buffer* should be located along the entire property line between the two incompatible uses. A required *buffer* may be located within the required *setbacks* identified in Chapter 2. *Landscaping* must be planted on the developing property’s side of the required *buffer*.

D. Encroachments

1. The parking of vehicles and the placement of *buildings* or

structures, except for walls, fences and *landscaping* is not allowed in a required *buffer*.

2. No *building* or *structure* on the subject site may be located closer than 10 feet (10') to a required *buffer*.

E. Grade Change

1. In lieu of a required wall or fence, a natural or man-made vertical grade separation of at least 6 feet in elevation may be provided.
2. The developing property must be located at an elevation lower than the property to be screened.
3. The stabilized side slopes of the grade change may be no steeper than 3:1.

F. Alternative Compliance

The *buffer* requirements may be modified by the PZC. The PZC must consider the following criteria in determining the appropriateness of alternative compliance:

1. The existing topography or vegetation achieves the purpose and intent of this Section.
2. For topographic reasons, a fence or wall or other required *screening* device could not screen activities from an *abutting* property as required by this Section.

Staff Comment:

The site plan does not indicate any proposed buffering / landscaping. Property to the west is zoned as Industrial Research.

4. The excavation site, any overburden and stockpiles, and buffer strip surrounding these areas shall be maintained so that they are continuously free of all noxious weeds as determined by the Teton County Weed Superintendent. Condition of Approval

5. All operations shall meet the riparian setback requirements of Section 5-4-2, Riparian buffers. N/A

6. Within 72 hours of blasting, the operator shall provide written notification of the date and time of planned blast, by certified mail, to the Teton County Planning Department and all residences within one mile of the blast site. This has not been addressed in the application materials.

7. Blasting shall be restricted to the hours of 9:30 AM to 4:30 PM, Monday through Friday. No blasting shall occur on Saturdays, Sundays, or all Federal holidays. This has not been addressed in the application materials.

8. An owner or operator may request, and the Public Works Director may grant, an exception to provide additional hours of operation for a mineral resource development when additional hours of operation are needed to alleviate a public emergency. Public emergencies include the following:

a. Damage to public roads or structures that require immediate repair.

b. Road construction or repair that is scheduled during nighttime hours to reduce traffic conflicts. This has not been addressed in the application materials.
9. Signs, upon approval of the signs by the Planning Department, warning of truck entrances shall be posted within one-quarter (¼) mile of the site's entrance onto a public road. Condition of Approval. This has not been addressed in the application materials.
10. The mineral resource development shall be marked by warning signs posted two hundred (200) feet from mine operations. Condition of Approval. This has not been addressed in the application materials.
11. A plan to retain stormwater runoff within the mineral resource development boundaries in compliance with Section 5-2, Grading and Drainage. Condition of Approval. This has not been addressed in the application materials.

D. Reclamation Standards for New Mineral Resource Developments The goal of reclamation is to leave the site in a safe, nonpolluting condition that has future land value, therefore, a post mining management plan shall be submitted at time of special use application to meet the following standards:
1. Final grading shall result in slopes no greater than 3:1. Condition of Approval.
2. Topsoil shall be reapplied for optimal revegetation. Condition of Approval.
3. All surfaces shall be revegetated to stabilize surfaces from erosion. Condition of Approval. Given the timeframe associated with many pits, this should be addressed in a reclamation plan with the Idaho Department of Lands.

4-8-E REVIEW CRITERIA Continued from above

3. If the application relates to a public-school facility, the subject property is appropriate for development allowed in the proposed Zoning District, including the impacts authorized for review under Idaho Code section 67-6519(3). N/A
4. The County and other service providers will be able to provide sufficient public facilities and services, including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development. No concerns were raised by any public service providers following notification.
5. The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics. This criterion has not been clearly addressed in the narrative, and the PZC should discuss this following the public hearing and consideration of submitted comments from adjacent property owners.
6. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset. the PZC should discuss this following their hearing.

PLANNING & ZONING COMMISSION ACTION:

A. Recommend approval of the SUP, with the recommended conditions of approval listed in this staff report, having provided the reasons and justifications for the approval.

B. Recommend approval of the SUP with modifications to the application request, or adding conditions of approval, having provided the reasons and justifications for the approval and for any modifications or conditions.
C. Recommend denial of the SUP application request and provide the reasons and justifications for the denial.
D. Continue to a future PZC Public Hearing with reasons given as to the continuation or need for additional information.
E. Table for a future PZC meeting with reasons given to the continuation or need for additional information from the applicant or agency.

The following motions could be given:

RECOMMEND APPROVAL:
Having reviewed the application materials for the Craig Green gravel pit SUP application, as well as the additional material provided by staff and other agencies; I hereby move to RECOMMEND APPROVAL to the Teton County Board of County Commissioners, having found that the application meets the criteria found Teton County Land Development Code Section 3-7-5 and 4-8 with the recommended conditions (as well as the following conditions…)

CONTINUE:
Having reviewed the application materials for the Craig Green gravel pit SUP application, as well as the additional material provided by staff and other agencies; I hereby move to continue the public hearing to a future specific date and time to consider additional information or studies requested from the applicant or agencies.

TABLE:
Having reviewed the application materials for the Craig Green gravel pit SUP application, as well as the additional material provided by staff and other agencies; I hereby move to table the public hearing to receive additional information or studies requested from the applicant or agencies.

RECOMMEND DENIAL:
Having reviewed the application materials for the Craig Green gravel pit SUP application, as well as the additional material provided by staff and other agencies; I hereby move to RECOMMEND DENIAL to the Teton County Board of County Commissioners, having found that the application does not meet the criteria found in Teton County Land Development Code Section 3-7-5 and Section 4-8.

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Joshua Chase, Planning Administrator

Attachments:

A) Green-Eastside Farms SUP application and site plan
B) Narrative
C) Current Deed
D) IDL Reclamation Plan memo
E) Applicant Reclamation Plan statement
F) Teton County Mail - EIPH Agency Notices
G) H. Teton County Mail - Email request for narrative
H) Green Gravel Pit_Eastside Farms_Perry Public Comment_4.27.2026
I) Green Gravel Pit_Perry Public Comment_4.28.2026

End of Staff Report