AGENDA
TETON COUNTY PLANNING & ZONING COMMISSION
PUBLIC HEARING

Tuesday, September 8, 2026

5:00 p.m.

Commissioners' Meeting Room

150 Courthouse Dr, 1st Floor

Driggs, ID 83422

ZOOM LINK

A. Approval of Minutes

B. Chairman Business

C. Administrator Business

D. Action Items

1. 5:00 PM PUBLIC HEARING: Zamora Estates Subdivision Preliminary Plat Hearing

   Refugio Engineering has submitted an application for Zamora Estates subdivision, a proposed 4-lot subdivision on 10-acres. The property is located northwest of Tetonia along State Highway 33 within the Tetonia Area of Impact AOI-2.5 residential zone. Access is provided by N 3500 W, an existing private gravel road built to county standards. The property is currently undeveloped and used for hay production.

   Legal Description & Parcel Number: TAX #6806 PARCEL 4B SEC 20 T6N R45E, RP06N45E205300

2. 5:20 PM PUBLIC HEARING: Gallery Subdivision Preliminary Plat Hearing

   Nelson Engineering, has submitted a proposal for a 15-lot residential subdivision. The Gallery Subdivision is located west of Victor. The lots range from 2.5 to ~19 acres. The parcel contains steep slopes and mapped wildlife overlays, and has been evaluated through preliminary slope and wildlife analysis. The subdivision road will be designed to meet applicable slope and fire access standards, providing safe access to each lot. Access to this subdivision will come off S 4500 W.

   Legal Description & Parcel Number: TAX# 7900 SEC 7 T3N R45E, RP03N45E073050

3. 5:50 PM PUBLIC HEARING: K Ranch Subdivision Preliminary Plat Hearing - POSTPONED

K RANCH LLC has submitted a revised preliminary plat application for a 9-lot subdivision, reducing the size of the project from the original 19-lot proposal. The 74.99-acre parcel is located at 466 E 8500 S within the City of Victor Area of Impact. Currently zoned as AOI-2.5 (Area of Impact Zone 1), the proposed individual lots will range from 3 to 5 acres. Overlays include Big Game Migration Corridor and Seasonal Range.

Legal Description: RP03N45E122401; TAX #6586 SEC 12 T3N R45E

4. 6:20 PM PUBLIC HEARING: Fall River Electric Special Use Permit - Substation:

Fall River Electric, a not-for-profit cooperative is resubmitting for an SUP on property it has secured adjacent to Bonneville Power Administration's transmission line at 70 W 350 South to build the new infrastructure referred to as Midway Substation. This proposal is to meet expected growth needs.

Legal Description: RP0018600000R0; REMAINDER LOT 70 W 350 S MINI SUB SEC 14 T4N R45E

5. 7:00 PM - PUBLIC HEARING: Exempt Family Land Divisions

E. Adjourn

- Information on the above application(s) is available for public viewing in the Teton County Planning and Zoning Office at the Courthouse between the hours of 9am and 3pm Monday through Thursday and 9am to Noon on Friday.
- The application(s) and related documents are posted on the County website at tetoncountyidaho.gov. on the Planning Department page under Related Links, Planning Department Public Hearing Information.
- Comments may be emailed to pz@tetoncountyidaho.gov. Written comments may be mailed or dropped off at: Teton County Planning Department, 150 Courthouse Drive, Room 107, Driggs, Idaho 83422.
- Public Comments at this hearing are welcome as well as remote participation in the hearing. You may participate in the meeting through Zoom Teleconferencing at the following link: https://us02web.zoom.us/j/81854768477. Meeting ID: 818 5476 877.

Any persons needing special accommodations to participate in the above noted meeting should contact the Board of County Commissioners' office 2 business days prior to the meeting.