ADMINISTRATOR'S DETERMINATION OF SIMILAR USE
Pursuant to the Teton County Land Development Code Chapter 3-1-1 (A).

Date: Updated August 31, 2026
Applicant: Jason Wilcox
Property Owner: Not provided – Deed shows
Property Location: 2540 S 5000 W, Driggs Idaho
Legal Description: LOT 2 SUNRAIN RANCH SUB SEC 12 T4N R44E

Parcel Number: RP021470000020

Zoning District: Rural Agriculture - 35recreation-Jason_Wilcox
Proposed Use: Indoor Baseball Batting Cages / Indoor Soccer Facility

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I. BACKGROUND

The Applicant has proposed to establish an indoor athletic facility consisting of ~ 20,000 sq feet within an existing building. Limited information was provided related to a site plan, square footage for specific uses, building configuration, or accessory uses. The narrative indicates it is to be used for baseball batting cages and/or indoor soccer activities. The use is not expressly listed as a separate use category in the Teton County Land Development Code (LDC) Use Table, though the Board of County Commissioners has discussed this with some members of the public interested in establishing an indoor recreation use in the county.

Pursuant to the LDC provisions governing unlisted uses, where a proposed use is not specifically listed but is similar to a listed use category, the Planning Director may determine the most appropriate classification based on the similarity criteria enumerated in the Code.

This determination evaluates whether the proposed use is most similar to:

1. **(Outdoor) Park, Recreation Field** (LDC 3-8-1), or
2. **Special Event facility** (3-6-13),
3. or any other listed category.

As noted, in the legal description, the site this use is proposed for is a 20-acre lot of a subdivision platted in 2023, where this structure is indicated as a "Ware house." After some investigation, no building permit was located for this structure.

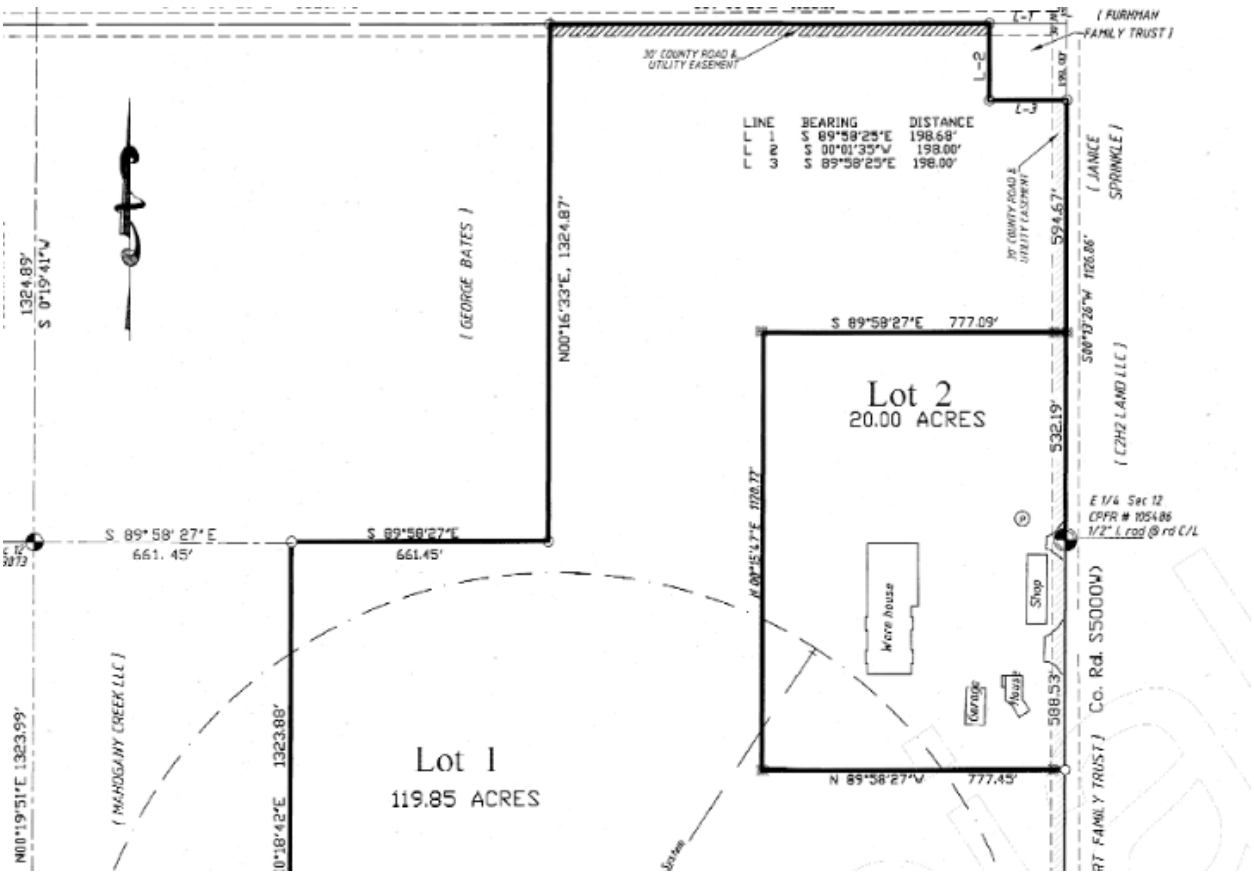


Figure 1. Location of the site, shown as lot 2 of the Sunrain Ranch subdivision.

Park, Recreation field, (outdoor), (LDC 3-8-1),

Defined. An are used for ***outdoor*** play or recreation, often containing recreational equipment such as slides, swings, climbing frames, ballfields, soccer fields, basketball courts, swimming pools, and tennis courts, May include both passive and active recreation. (emphasis added).

Special Event facility (3-6-13),

Defined. A facility used by groups of people to congregate temporarily for such purposes as education, meditation, spiritual renewal, meetings , conferences, social gatherings, seminars or weddings and which provide meals, services, and recreation for participants during the period of the retreat or program only. Such centers may not be utilized by the general public for meals or overnight accommodations.

Other uses: Staff did not identify other similar uses that warrant analysis. Although recreation is listed under special event facilities, it is described as an accessory use to the primary activity or "retreat" and only authorized during the duration of other listed activities. Planning staff does

not believe that the proposed use, as a primary use, is substantially similar to the others listed. In general the proposed use is likely not similar to a park facility, but does share a number of similarities with the other uses as recreation fields and their associated equipment. Following below is a more detailed analysis of the areas listed for comparison.

II. APPLICABLE STANDARD

The LDC provides that a proposed unlisted use may be considered part of a listed use category if it is determined to be similar based on the following criteria: Applicant's response in blue text, staff comment in red text.

1. Actual or projected characteristics of the proposed use; Recreation Center, Staff anticipated development of a use category for "Indoor Recreation" to complement the existing Principal recreation uses.
2. Relative amount of site area or floor area and equipment devoted to the use; 20,000 sq ft. all inside building.
3. Retail sales; N/A, It is foreseeable that this type of use could incorporate some type of accessory retail vending. Mobile vending could be a use at an outdoor sports field/park.
4. Customer type; sports people
5. Relative number of employees; No employees
6. Hours of operation; 8 am – 10 p.m.
7. Building and site arrangement; N/A Turff & nets
8. Types of vehicles used and parking requirements; Cars & lite truck up to 20 per day.
9. Number of vehicle trips generated; Cars up to 20 a day
10. Advertising characteristics; website
11. Likely impact on surrounding properties; none
12. Whether the activity is likely to be found independent of other activities on the site; and Yes independent of other activities on site.
13. **If not similar to any permitted use, the use is only permitted following an LDC Amendment.**

III. ANALYSIS

1. Actual or Projected Characteristics

The proposed use consists of enclosed athletic activity within a fully constructed building, including structured league play, training sessions, and facility rentals. The use would need to be climate-controlled when designed for year-round operation.

Outdoor Recreation Fields, by contrast, are characterized by open-air athletic play occurring primarily on land-based fields, often seasonal and weather-dependent.

The proposed use more closely resembles indoor commercial activities in its operational characteristics than an open field.

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2. Relative Site Area vs. Floor Area

Outdoor Recreation Fields are land-dominant uses with minimal enclosed structures. The proposed use is building-dominant, relying on substantial enclosed floor area and specialized interior equipment (e.g., netting systems, turf, batting machinery).

This characteristic aligns more closely with a Recreation Center or Indoor Commercial Recreation use.

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3. Retail Sales

While outdoor fields may include incidental concessions, indoor athletic facilities commonly include accessory pro shop sales, equipment sales, or food and beverage components integrated into a commercial model.

This supports classification as indoor commercial recreation.

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4. Customer Type

The proposed facility serves paying customers, league participants, and private training clients, and may draw from a regional market area.

Outdoor Recreation Fields often serve community-based, civic, or school-oriented functions though could also serve a broader market.

The proposed customer base aligns more closely with indoor commercial recreation.

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5. Relative Number of Employees

The proposed use usually requires structured staffing, including management, instructors, front desk personnel, and maintenance staff though this proposal suggests that it would be unstaffed. Outdoor Recreation Fields generally operate with minimal staffing.

Planning staff would suggest that an unstaffed model is not the norm for this type of use, and though the intent is to eliminate this need it may change over time. The employment intensity for this use generally is likely consistent with a Recreation Center.

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6. Hours of Operation

The proposed facility is capable of operating year-round with extended daily hours, independent of daylight or weather conditions. Outdoor fields are typically seasonal or daylight-limited unless lighted.

The operational intensity supports classification as indoor commercial uses than outdoor recreation.

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7. Building and Site Arrangement

The proposed use involves a substantial enclosed structure, associated parking areas, and a building-oriented site layout typical of commercial development.

Outdoor Recreation Fields consist primarily of open field areas with limited accessory structures. They can include significant parking areas if they support multiple fields for simultaneous use.

The proposed building mass and site arrangement are more consistent with Special Event Facility uses.

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8. Vehicles and Parking Requirements

The proposed use generates steady daily parking demand with frequent turnover of passenger vehicles. Outdoor fields tend to generate episodic peak traffic during scheduled events.

The traffic pattern is more consistent with indoor commercial recreation.

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9. Trip Generation

The proposed facility is expected to generate consistent daily vehicle trips throughout operating hours and throughout the year, rather than seasonally concentrated peaks.

This trip generation pattern aligns with indoor commercial recreation.

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10. Advertising

The proposed use is expected to be marketed as a commercial athletic facility offering leagues, rentals, and training services. Outdoor Recreation Fields are typically not independently marketed commercial enterprises, with some exceptions. Recent advertising suggests that the uses will include spectator events not within the limited scope originally proposed.

This characteristic supports classification as Recreation Center / Indoor Commercial Recreation.

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11. Likely Impact on Surrounding Properties

While indoor facilities may contain interior noise, they introduce greater building mass, parking demand, and commercial activity than an Outdoor Recreation Field. The overall development pattern is more consistent with indoor commercial uses identified in the LDC. In this case the building is in place, but the use of the structure would be significantly changing as staff understands it.

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12. Independence of the Use

The proposed use is intended to function as a standalone principal use. Outdoor Recreation Fields are often accessory to schools, parks, or residential communities.

The independence of the proposed use further supports its classification as Indoor Commercial Recreation.

IV. DETERMINATION

Based on the foregoing analysis and application of the LDC similarity criteria, the Planning Admiistrator hereby determines:

1. The proposed Indoor Baseball Batting Cage / Indoor Soccer Facility is **not sufficiently similar** to an Outdoor Recreation Field due to differences in building intensity, operational characteristics, staffing, traffic generation, and commercial nature.

2. The proposed use is **substantially similar to an Indoor Commercial Recreation Use** as conceptualized for development of a new use category or potentially as a **Special Event facility** as defined and regulated in the Teton County Land Development Code.

Accordingly, the proposed use shall be classified as **Indoor Commercial Recreation / Recreation Center** for purposes of zoning review and application of the Use Table and associated standards.

V. EFFECT

This determination applies solely to the proposed land use requested for evaluation and not interpreted for any other similar uses that would need to be evaluated independently.

As such, the use is not permitted except by adding a new use to the table. Although an application could be made for a Special Event Facility, I do not believe it is substantially similar.

Issued by:

Joshua Chase,
Planning Administrator

Teton County

Date: _____

NOTICE OF APPLICABLE RIGHTS

Applicants have a right to request a regulatory taking analysis of this decision pursuant to Idaho Code § 67- 8003. Further, per Idaho Code § 67-6535, and in accordance with Idaho Rule of Civil Procedure 84, an applicant or an affected person has the right to seek review of this decision.

CERTIFICATE OF SERVICE

I hereby certify that on this _____day of July 2026, I served a true and correct copy of the foregoing document upon the following:

Jason Wilcox

[x] Hand Delivery [ ] E-Mail