TETON COUNTY

BOARD OF COUNTY COMMISSIONERS MINUTES

September 28, 2026
9:00 a.m.
Commissioners' Meeting Room
150 Courthouse Dr, 1st Floor
Driggs, ID 83422

Commissioners Present:	Brad Wolfe
	Ron James
	Dan Powers
Staff:	Shaydin Heward
	Billie Sioddoway

1. MEETING CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ADOPT AGENDA

MOVER: Brad Wolfe
SECONDER: Ron James

Approve the agenda.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

4. ACTION ITEMS: CONSENT AGENDA

The Board discussed ongoing jail costs and who should be responsible for paying them.

MOVER: Ron James
SECONDER: Brad Wolfe

Approve the consent agenda as presented.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

1. Claims Report

   Approve the Claims Report as presented.

2. Action Item: Payroll Form, Austin Borreson

   Approve the payroll form for Austin Borreson as presented.

3. Action Item: Payroll Form, Sonnie Haws

   Approve the payroll form for Sonnie Haws as presented.

5. PUBLIC APPEARANCE

1. Guest Speaker: Eric Freeman, Idaho Fish & Game

   Eric Freeman from Idaho Fish and Game gave a presentation regarding wildlife conflicts. Mr. Freeman highlighted the number of bear-related calls received, as well as the areas where these calls occurred.

2. Guest Speaker: Superintendent Brian Ashton, Teton School District 401

   Superintendent Brian Ashton of Teton School District 401 was present to discuss raising funds through an impact donation collected at the same time impact fees are collected.

   Daniel Pistersti, a school district employee, discussed the logistics of their request and positive feedback from developers.

   The Board asked about school enrollment numbers over the years.

6. OPEN MIC

Open mic began at 9:47 a.m.

Pete Moyer spoke about SMASH and expressed concern that Planning and Zoning should have resolved the matter years ago.

Robert Boyle commented on how government works regarding SMASH and expressed his views on expediting the matter.

Alexan Evens spoke in support of SMASH, expressed concerns about vacant property, and supported the selected location.

Alison Dahl read a note from her daughter in support of SMASH.

Abby Tarver spoke in support of SMASH.

Dee Ligner spoke in support of SMASH and its potential benefits to the community.

Gabby Murdock spoke in support of SMASH and its benefits for children.

Tom Macromin spoke in support of SMASH and its benefits for children.

Penny Vasquez expressed concerns about Planning and Zoning's handling of the matter and a lack of transparency.

Ida Hansen questioned how recreation funds are being spent. She cited examples of facilities similar to SMASH and supported its approval for children.

Steve Cartas said recreation funding comes from his taxes but that he sees no benefits from it.

Debrah Cartas expressed support for SMASH and frustration that it had not yet been approved.

Open mic closed at 10:16 a.m.

7. PUBLIC WORKS

1. Report: Public Works Dept. Update

   Public Works Director Darryl Johnson presented a report on needed road repairs and progress on road improvements.

2. Action Item: Solid Waste Concrete Crusher Purchase

   Solid Waste Manager Danny O'Donnell presented a request to purchase a concrete crusher.

   MOVER: Ron James
   SECONDER: Dan Powers

   I move to approve the purchase of a 2026 MB Crusher from Arnold Machinery for $49,900, purchase to be paid from 223-00-80200

   AYES (3): Brad Wolfe, Ron James, and Dan Powers

   Adopted (3 to 0)

3. Action Item: LH60H and L70H Loader Purchase

   Solid Waste Manager Danny O'Donnell presented a request to purchase new loaders.

   The Board discussed the interest rate and whether to purchase the loaders outright or continue leasing them.

   MOVER: Dan Powers
   SECONDER: Ron James

   Approve the Solid Waste purchase of one L60H and one L70H loader to be paid upfront in the amount of L60H $221,500 and L70H $283,000 out of 223-00-80200.

   AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

4. Action Item: Solid Waste Crew Building Tipping Fee Waiver

Solid Waste Manager Danny O'Donnell gives his report on tipping fee waiver,

MOVER: Dan Powers
SECONDER: Ron James

Approve the Solid Waste tipping fee waiver, with the caveat that fees are waived for sorted materials or materials associated with the Solid Waste Crew Building construction project.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

5. Action Item: Solid Waste Crew Building Construction Agreement

Public Works Director Darryl Johnson reported on the construction agreement and expressed concern that some details were still being worked out.

Ryan Johnson of Value Engineering discussed increased costs for the Solid Waste Crew Building.

MOVER: Brad Wolfe
SECONDER: Dan Powers

Approve the agreement between Teton County and R Jay Taylor Construction, as presented, for construction of the Solid Waste Crew Building.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

6. Action Item – N11500W Vacation Findings of Facts & Conclusions of Law and Order

Public Works Director Daryl Johnson gave his report on N11500W road vacation.

MOVER: Dan Powers
SECONDER: Ron James

Approve and authorize the recording of the Findings of Fact & Conclusions of Law and Order as presented for the N11500W Road Vacation.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

7. Action Item: Teton Creek Trail Head Vault Toilet

Public Works Director Darryl Johnson presented his report on the Teton Creek Trailhead vault toilet.

MOVER: Brad Wolfe
SECONDER: Ron James

Approve the purchase of an Aspen single vault toilet building from Missoula Concrete. Purchase price of $28,000 to be paid from 230-00-42090.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

8. Action Item: Authorization Letter for Fairgrounds Annexation

County Administrator Billy Siddoway presented a report on the Authorization letter for Fairgrounds annexation.

MOVER: Brad Wolfe
SECONDER: Ron James

Appoint the Teton County Commissioners as the authorizing agent to sign for the letter of authorization for the City of Driggs for the annexation.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

8. PLANNING AND ZONING

1. 10:00 AM - Public Hearing & Action Item Cook (Residential-2.5 zone) LDC Amendment

Planning Administrator Joshua Chase presented his report on the proposed LDC amendment and raised concerns about different LDC provisions and the Planning and Zoning Commission.

The Board discussed how to proceed and whom to hear from during the meeting.

Applicant Taylor Cook, representing Wade Kufman, spoke about concerns regarding the proposal.

Public Comment opened at 9:28 AM

Against:

August Christenson, Mayor of Driggs, spoke against the proposal, citing the Comprehensive Plan and overall costs.

Kay Finley expressed concerns about increased taxes and whether the County has adequate infrastructure.

Mike Verdele agreed with previous comments and expressed frustration with the Planning and Zoning Commission.

Niki Richards discussed the application and zoning and stated that the proposal would not create affordable housing.

David Susong discussed the Comprehensive Plan and the potential impacts on the County.

Katie Hatch opposed changing the development code and raised concerns about lot prices.

Cindy Riegel asked the commissioners why the development was needed and said it would not improve affordability.

Maggie Shaw discussed the Comprehensive Plan and expressed concern that the proposal would not be affordable.

Christopher Rudy expressed concerns about the application process and potential impacts on the County.

Gaylen Hellyer reiterated earlier comments about potential impacts.

Kimberly Vaughn emphasized the importance of the community.

Neutral:

Penny Vaque noted that the Comprehensive Plan is not law.

Ida Hansen expressed concerns about preparedness and the reliability of AI as a source. She also stated that people should be able to decide what to do with their land.

John Smalie discussed the importance of considering the County as a whole.

In favor:

No one wished to speak.

In Favor:

No one wished to speak.

Public Comment closed at 12:21 PM.

Applicant rebuttal:

Taylor Cook acknowledged that roads are at capacity and stated that only a specific area would be rezoned. Cook disputed claims of false information, noted that there are two sides to every story, and expressed willingness to narrow the language and area.

Board deliberation. The Board discussed the concerns expressed by the public. Much of the conversation centered around higher densities impact on infrastructure.

MOVER: Brad Wolfe
SECONDER: Dan Powers

I move to table the consideration of the proposed amendment to the LDC to add the R-2.5 Acre Zoning District indefinitely until staff is ready to bring it back to the Board during a public hearing for further consideration.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

2. 10:30 AM Public Hearing & Action Item: Administrative / Family Land Divisions - LDC Amendment:

Joshua Chase presented a report on the family land division LDC amendment.

The Board discussed possible solutions, including deed restrictions.

Public comment began at 12:58 p.m.

Opposed:

Lori Ringel expressed concerns about portions of the proposed ordinance.

Roy B. supported the idea but expressed concerns about the wording. He also supported SMASH.

Ida Hansen opposed the ordinance, noting that some farmers would be excluded.

Neutral:

David Susong supported the concept but objected to the wording and expressed concern about potential abuse.

Rachel Amona supported the concept but objected to the wording of the ordinance.

In favor:

Kyle Hanssen supported the ordinance so he could care for the family farm.

Peter McKellar strongly supported the ordinance and noted that similar ordinances work in other counties.

Public comment was closed at 1:21 p.m.

The Board discussed the difficulty of drafting an ordinance that satisfies everyone, potential revisions to its language, and the likelihood that no ordinance would be perfect.

MOVER: Dan Powers
SECONDER: Brad Wolfe

Reopen the public hearing.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

MOVER: Brad Wolfe
SECONDER: Dan Powers

Continue the public hearing until October 13 at 11:00 AM.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

3. 11:00 AM: Public Hearing & Action Item: Wild Water/Teton West School Zone Change

Planning Administrator Joshua Chase presented the staff report for the Wild Water/Teton West School Zone Change. The Board discussed requiring a development agreement that includes a proportionate share of the cost for turn lanes. The Board asked what the approval process would be for the proposed school. Mr. Chase stated that either the school use or the trade school use would be available by right. The proposed school would not require a special use permit from the County. The only regulatory oversight the County would have would be a development agreement.

Peter Poutiatine, the applicant, presented his project. The Board asked about the septic system. Mr. Poutiatine acknowledged that it would need to be upgraded. The Board asked Mr. Chase if they could condition the re-zone with the addition of not allowing the parcel to be split. Andrew Rawlings, County contract attorney, stated that the Board can condition the re-zone.

Public comment was opened at 10:44 AM.

No one present wished to speak.

Public comment was closed at 10:45 AM.

Board deliberation. During deliberation, the Board discussed conditioning the zone change on adequate safety measures, utilities, and wastewater facilities. The Board asked Mr. Chase to prepare a development agreement for consideration at a future meeting before a decision on the zone change.

MOVER: Dan Powers
SECONDER: Ron James

Having concluded that the Review Criteria of a request for a zoning change found in the Teton County
Land Development Code, Section 4-5, can be satisfied, I move to APPROVE a rezone of the Wild Water
LLC property to IR Industrial Research as requested in the application materials submitted June 22, 2026
and subsequent updated material, with the following condition that the Development Agreement include a six month time period for the applicant to meet the necessary approvals from ITD and EIPH. Should they fail in that endeavor, the zone change would revert to the current zoning. Further condition that after three years the agreement sunsets subject to future re-negotiating of the development agreement. And include a condition that the maximum occupancy of the school be 38 people including staff.

Adopted

4. Action Item: Teton Reserve Baxter Minor Plat Amendment

Planning director Joshua Chase gives his report on the Teton Reserve Baxter minor plat amendment

MOVER: Dan Powers
SECONDER: Ron James

Approval:
Having found that the proposed plat amendment for LOT 17 BLK 12 TETON RESERVE PUD RED HAWK PHASE SEC 36 T4N R45E complies with the requirements of the Teton County Land Development Code 4-14-D (6) based on the findings prepared in the staff report, I move to approve the application submitted on August 18, 2026.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

5. Action Item: Teton Reserve Crosby Minor Plat Amendment

Joshua chase gave report

MOVER: Brad Wolfe
SECONDER: Dan Powers

Approval:
Having found that the proposed plat amendment for LOT 19 BLK 11 TETON RESERVE PUD RED HAWK PHASE SEC 36 T4N R45E complies with the requirements of the Teton County Land Development Code 4-14-D (6) based on the findings prepared in the staff report, I move to approve the application submitted on August 18, 2026.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

6. Action Item: Written Decision SPUD Drive-In Special Use Permit

Planner Dan Leemon presented his report on the Spud Drive-In and its zoning.

MOVER: Dan Powers
SECONDER: Brad Wolfe

I move to approve the written decision for Spud Drive In with the changes noted.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

7. Action Item: Moose Creek (THH LLC) Land Development Code Amendment Ordinance

Planning Administrator reviewed the proposed LDC Amendment.

MOVER: Brad Wolfe
SECONDER: Ron James

Approve the ordinance as amended.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

8. Action Item: Encroachment Settlement with Tyler Cella

Planner Joshua Chase presented his report on the encroachment settlement.

The Board discussed the encroachment, its possible future ramifications, and the status of the matter.

MOVER: Dan Powers
SECONDER: Ron James

Approve Encroachment Settlement Agreement with Tyler Cella as presented.

accept ecru sett with Tyler cellar and move to adjust the punily to half the penalty with is 5700 dollars because listen to min

AYES (2): Brad Wolfe, and Ron James

NAYS: (1): Dan Powers

Adopted (2 to 1)

9. Action Item: S.M.A.S.H. Appeal

The Board and Planning Administrator Joshua Chase extensively talked about what the legal grounds are to vote on this today. The County Attorney advised that P & Z incorrectly referred the matter to the Board. The applicants filed an appeal form and Board decided to consider the request.

MOVER: Brad Wolfe
SECONDER: Ron James

Move to table 8.9 to later ont he agenda.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

MOVER: Dan Powers
SECONDER: Ron James

Overturn the Planning Administrator determination that the Smash indoor soccer/batting cage facility is not similar to the Park and Rec Fields category, on the grounds that this site specific use is of lower intensity and similar use the outdoor activities that would be allowed in the Parks and Rec Fields category. I would further note in the motion that this ruling does not eliminate the need for the indoor use to meet all building, fire and other applicable code requirements.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

9. CLERK

1. Action Item: Approval of the Minutes

   MOVER: Dan Powers
   SECONDER: Brad Wolfe

   Approve the comm meting minutes of 8/24/26, 8/25/26, and 9/14/26 as presented.

   AYES (3): Brad Wolfe, Ron James, and Dan Powers

   Adopted (3 to 0)

10. COMMISSIONERS

1. Discussion Item: 911 Emergency Dispatch

   Commissioner Powers asked for this

   Sheriff Lemieux explained his concern is that the Sheriffs in surrounding counties aren't interested in a regional dispatch center. Commissioner Wolfe pointed out that the Fire Districts do want it. But he doesn't want to spend money on a study to determine the feasibility of a regional dispatch center.

   Fire Chief Mike explained why he supported conducting the study. He requested the study to give all parties more information to make informed decision. Consolidation of dispatch is one of twelve points in the scope of work. He also pointed out that the Fire District is paying for the study. He also pointed out that consolidation is a national trend and the Idaho Public Safety Commission is recommending analyzing consolidation.

   The Board discussed the advantages and disadvantages of conducting the study and what it might accomplish.

2. Action Item: Priority Dispatch Agreement

3. Executive Session: Idaho Code 74-201(1)(f)

   go in and ou t

   MOVER: Brad Wolfe
   SECONDER: Ron James

   Go into executive session per idaho code 74-201(1)(f). Roll call vote.

   AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

MOVER: Dan Powers
SECONDER: Ron James

Come out of executive session.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

4. Executive Session: Idaho Code 74-206(1)(b)

   Go into executive session per IC74-206(1)(b) for personnel.

5. Executive Session: Idaho Code 74-206(1)(d)

   MOVER: Brad Wolfe
   SECONDER: Dan Powers

   Go into executive session roll call vote.

   AYES (3): Brad Wolfe, Ron James, and Dan Powers

   Adopted (3 to 0)

   MOVER: Dan Powers
   SECONDER: Brad Wolfe

   Come out of executive session.

   AYES (3): Brad Wolfe, Ron James, and Dan Powers

   Adopted (3 to 0)

6. Action Item: Hardship Application for Tax Relief

   MOVER: Brad Wolfe
   SECONDER: Dan Powers

   Approve Application #2609 by granting tax relief by allowing him a 50% tax reduction for FY2025.

   AYES (3): Brad Wolfe, Ron James, and Dan Powers

   Adopted (3 to 0)

7. Commissioners' Reports

   The Board discussed potential stipends for County staff currently living out of county if they were to move in County.

8. Action Item: Approve COSSUP Grant Application

County Administrator Billie Siddoway gave a report on the COSSUP grant application.

MOVER: Brad Wolfe
SECONDER: Dan Powers

Approve the COSSUP grant application for $875,000 as presented.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)

11. ADJOURNMENT

MOVER: Brad Wolfe
SECONDER: Dan Powers

Adjourn the meeting.

AYES (3): Brad Wolfe, Ron James, and Dan Powers

Adopted (3 to 0)