TETON COUNTY

BOARD OF COUNTY COMMISSIONERS MINUTES

October 13, 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:	Kim Keeley, Clerk
	Darryl Johnson
	Billie Sioddoway

1. MEETING CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ADOPT AGENDA

MOVER: Ron James
SECONDER: Brad Wolfe

Approve the agenda.

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

Adopted (3 to 0)

4. ACTION ITEMS: CONSENT AGENDA

MOVER: Brad Wolfe
SECONDER: Dan Powers

Approve the consent agenda with the change that the claim in the FY26 Claims Report for 69,380 should be in the amount of $69.38.

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

Adopted (3 to 0)

1. Claims Report

   Approve the Claims Report as presented.

2. Certificate of Residency

   Approve the certificate of residency for Fatima Briones as presented.

3. Payroll Form: Eva Ryan

   Approve the payroll form for Eva Ryan.

4. Payroll Form: Sharon Fox

   Approve the payroll form for Sharon Fox.

5. Facilities Use Agreements for Election

   Approve election facilities use agreements with LDS church in Driggs, Victor and Tetonia as presented.

5. OPEN MIC

Zaheed Elabed spoke in regards to the Edgewood Estate easement dispute.

Jason Fitzgerald, representing RAD Recycling, thanked the Commissioners for the contract they are considering.

George Wilson spoke in regards to the RAD contract. He is opposed to an exclusive franchise agreement for waste collection.

Garret Tomb spoke in regards to the exclusive agreement with RAD. He believes State Code allows multiple project specific dumpster providers.

Bob Tomb spoke in regards to the exclusive agreement with RAD. He is opposed to monopolies and believes in the free market.

Shawn Garland spoke in regards to the exclusive agreement with RAD. He is opposed to the exclusive franchise agreement.

Ida Hansen spoke in regards to 7.3. She believed that the new ordinance falls short of protecting all farmers. She also spoke in regards to 8.2. She doesn't think going into a contract with the Rec District is a good idea.

6. PUBLIC WORKS

1. Report: Public Works Dept. Update

   Public Works Director Darryl Johnson presented his report.

   Mr. Johnson spoke in regards to the FLAP Grant grant opportunities. He would like to collaborate with the Forest Service or relevant public lands entity to put together an application. The available funds are smaller than he originally thought so he is not recommending doing a study as

suggested in the report. The Board suggested potentially partnering with Teton County Wyoming.

2. Action Item: Notice of Termination

MOVER: Dan Powers
SECONDER: Ron James

Approve the Notice of Termination Letter as presented to RAD Curbside.

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

Adopted (3 to 0)

3. Action Item: Solid Waste Franchise Agreement

MOVER: Dan Powers
SECONDER: Ron James

Direct the Public Works Director to offer the proposed amendment to RAD, and if it is not accepted unconditionally within 14 days to put the franchise agreement for curbside pick up only out for bid.

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

Adopted (3 to 0)

4. Action Item: Professional Services Agreement with Keller Associates

MOVER: Brad Wolfe
SECONDER: Dan Powers

Approve the S5000W Local Professional Services Agreement between Teton County and the Idaho Transportation Department as presented. Local Match funds to be paid from 286-81-82000

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

Adopted (3 to 0)

5. Action Item: Fee Waiver

MOVER: Ron James
SECONDER: Dan Powers

Approve the Teton Valley Community Recycling tip fee waiver for dropping off various recycling materials from remote drop off stations and other TVCR programs offered to the community.

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

Adopted (3 to 0)

7. PLANNING AND ZONING

1. 10:00 Public Hearing & Action Item: Smallwood Ridgeline Ranch Event Barn SUP

Planning Administrator Joshua Chase presented the staff report for the Smallwood Ridgeline Ranch Event Barn SUP. The Board asked about why the traffic study was based on 200 people versus the 383 stated in the application. Mr. Chase responded that the applicant could address that.

Mavanee Smallwood, the applicant, presented her narrative for the project. She anticipates 4-5 events per month during spring-fall, and 1-2 in the winter months. She anticipates most events will be 150-200 people.

Public comment was opened at 10:33 AM.

Kelli McAllister spoke opposed to the application. She does not believe the use is appropriate in the rural County. She is concerned about the light pollution, the septic, and water quality issues.

Don Callison spoke against the SUP. He asked the Commissioners to honor the core values of the Comprehensive Plan, specifically the alignment with compatible uses.

Jeff White spoke in regards to the process. He disagrees that his comments were not submitted in a timely manner. The Board allowed Mr. White to read his email into the record. The email is now attached.

Niki Richards spoke against that SUP. She pointed out that the P&Z Commission attached 14 conditions of approval, suggesting the the application doesn't meet criteria in the LDC and Comp Plan.

Ida Hansen spoke neutrally on the application. She would like the Barn SUP approved with limitation on light and operation hours.

Anne Callison spoke opposed to the SUP. She believed Jeff White and Niki Richards hit the relative points. Ms. Callison asked that Commissioner James, as a caterer, recuse himself.

Jessica Calderwood spoke in support of the SUP. She believes there is a need for another special event venue.

Sami Volcansek spoke in favor of the SUP. As a wedding planner, she would love another event center.

Public comment was closed at 11:25 AM.

Applicant rebuttal. It is not the applicant's intent to hold event everyday all year. She thinks this is less impact than a subdivision.

Board deliberation. The Board asked about the issues brought up with regard to publishing the applications in a timely enough manner for the public to have time to comment. The Board discussed adding additional conditions to include setting the number of events/year and # of persons per event. Commissioner Powers wanted to focus the conversation on whether it is an appropriate use for this area. He expressed concern about the intersection of 2500 N and Hwy 33 and the wastewater system that would be required. He suggested that the applicant propose limitations on the number and size of events.

MOVER: Brad Wolfe
SECONDER: Ron James

Having found the application for the Smallwood Ridgeline Ranch Event Barn SUP, can comply with the requirements of Teton County Land Development Code Section 4-8 and Section 3-2 for a Special Use Permit; I hereby move to APPROVE the Special Use Permit with the following conditions:

1. Maintain a minimum of 5 acres on this site in any future boundary line adjustment.

2. Hours of operation shall be limited to the hours of 8:00 am to 10:00 pm daily.

3. Lighting: Outdoor lighting, current and future, shall comply with the Outdoor Lighting provisions of the LDC, Section 4-8. Teton County Dark Sky Ordinance should also be enforced. All lighting and illumination of outdoor facilities shall be turned off no later than 10:00 pm.

4. The special event facility shall comply with all requirements of the local fire district, the state health department, and other public agencies exercising jurisdiction over the establishment or operation.

5. Onsite Inspection: The Fire District, Public Health District, and Teton County Planning Department shall be permitted to perform inspections as in any other business. The planning administrator may determine that there is a need for an inspection to verify ongoing compliance. All standards of Section 4-8 (Special Use Permits) and Section 3-6-14 (Special Event Facility) must be in compliance at all times to maintain the SUP.

6. There shall be no overnight lodging at any special event Facility.

7. A Type B Buffer per Chapter 5, Section 7 must be established within 100' of building and parking on the south, west and north sides of development. (P&Z requested a TYPE B Buffer which is shown on the updated site plan).

8. No commercial events on Sunday and Monday.

9. Maximum occupancy of 250 people per event with an exception of two events per year with a maximum of 383.

10. Require the applicant to apply dust control on W2500 N from Hwy 33 to the facility once per year.

11. All vehicular parking shall be provided entirely on-site in compliance with Section 5-63(F).

12. All surface parking areas must be landscaped in accordance with Chapter 5, Section 6, Driveways, Parking, and Access. Staff comment: Condition of approval, see compliant updated site plan (attachment C.) :

13. The applicant will need to provide verification of wastewater treatment system based on Teton County's Septic Capacity Evaluation form. Applicant is responsible for any fees associated with reviews.

14. A Type A Buffer per Chapter 5, Section 7 must be established along all lot lines abutting a ground floor residential use.

15. Approval for food service must be reviewed and approved by the Teton County Fire Marshal.

16. The applicant will need to provide verification of a food license or a proven exemption from EIPH. Chapter 3 – Use Provisions 3-36.

17. The special event facility shall comply with all requirements of the local fire district, the state health department, and other public agencies exercising jurisdiction over the establishment or operation.

18. The Fire District, Public Health District, and Teton County Planning Department shall be permitted to perform inspections as in any other business.

19. A permanent structure on a foundation shall be required for all special event Facilities to house restrooms, food preparation, and sanitation facilities at a minimum.

20. A commercial kitchen facility requires additional review and approval from EIPH. Applicant is responsible for any fees associated with reviews.

21. Special events which meet the descriptions of Section 3-10-2 require a Temporary Use permit

22. Include the seven recommendations from the traffic study.

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

Adopted (3 to 0)

2. 10:30 Public Hearing & Action Item: Agriculture Protection Area LDC Ordinance

Mr. Chase gave the staff report and recommended approval.

Public comment was opened at 12:18 PM.

No one present wished to speak.

Public comment was closed at 12:19 PM.

Board deliberation. The Board had no further deliberation.

MOVER: Dan Powers
SECONDER: Ron James

Approve Ordinance 1013-2026 TETON COUNTY, IDAHO ORDINANCE AMENDMENT TO THE LAND DEVELOPMENT CODE TO INCLUDE AGRICULTURAL PROTECTION AREAS

AN ORDINANCE OF TETON COUNTY, IDAHO, AMENDING THE TETON COUNTY LAND DEVELOPMENT CODE TO ADD A NEW SUBSECTION 1-4(A)(5); INCLUDING AN AGRICULTURAL PROTECTION AREA OVERLAY (APA) MAP AMONG THE OVERLAY MAPS UTILIZED BY THE COUNTY; AMENDING THE TETON COUNTY LAND DEVELOPMENT CODE TO ADD A NEW SECTION 5-10; PROVIDING FOR THE ESTABLISHMENT, DEFINITIONS, PROCESSING, APPLICATION, CREATION, MODIFICATION, RENEWAL, REMOVAL, REGULATION, AND ENFORCEMENT OF AGRICULTURAL PROTECTION AREAS (APAs); PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

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

Adopted (3 to 0)

3. 11:00 Public Hearing & Action Item: LDC Amendment on Family Land Divisions

Mr. Chase presented the staff report for LDC Amendment on Family Land Divisions. He expressed concerns over amendment 2, stating he was not sure how easy it would be to administrate. The Board discussed whether the amendments should go back before Planning & Zoning.

Public comment was opened at 12:45 PM.

Ron Hansen spoke in favor of the ordinance. He wondered why this is such a difficult process.

Roy Bell spoke in favor a family lot split ordinance.

Lori Ringel spoke in favor of the ordinance. She had questions about when the prior split was, and the requirement to meeting the underlying zone.

Peter McKellar spoke in favor of the ordinance. He didn't like the provision for building within two years.

Cindy Riegel took issue with the language "WHEREAS, historically, land divisions among families and for family purposes were exempted from many general requirements of other land divisions." She did not believe this was correct as there were provisions in code for lot splits in the past. Overall she approved of the ordinance and thanked the Planning Dept.

Board deliberation. The Board gave County Administrator Billie Siddoway direction on amendments to the amendments. They asked that the County Attorney weigh in on whether it should be sent back to the P&Z Commission once the changes are made.

MOVER: Brad Wolfe
SECONDER: Ron James

Continue the deliberation and decision to the Regular Meeting on October 26th.

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

Adopted (3 to 0)

4. Action Item: Teton Reserve Clinton Minor Plat Amendment

The Board had no discussion.

MOVER: Ron James
SECONDER: Brad Wolfe

Having found that the proposed plat amendment for LOT 20 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 September 9, 2026.

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

Adopted (3 to 0)

5. Action Item: Teton Reserve Hollis Minor Plat Amendment

The Board had no discussion.

MOVER: Brad Wolfe
SECONDER: Ron James

Having found that the proposed plat amendment for LOT 3A BLK 3 TETON RESERVE PUD SILVER FOX PHASE I 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 26, 2026.

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

Adopted (3 to 0)

6. Action Item: Written Decision on Teton Reserve Baxter Minor Plat Amendment

MOVER: Ron James
SECONDER: Brad Wolfe

I move to approve the Baxtor Teton Reserve Minor Plat Amendment Written Decision.

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

Adopted (3 to 0)

7. Action Item: Written Decision on Teton Reserve Crosby Minor Plat Amendment

MOVER: Dan Powers
SECONDER: Ron James

I move to approve the Crosby Teton Reserve Minor Plat Amendment Written Decision.

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

Adopted (3 to 0)

8. Action Item: Development Agreement for Project Tetons West Experiential High School

MOVER: Dan Powers
SECONDER: Ron James

Approve the development agreement for conditional rezone for the Wildwater Inc whose tenant is the Project Teton West Experiential High School as presented.

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

Adopted (3 to 0)

9. Discussion Item: Definition of Building Envelopes

Members of the public have asked that the definition of building envelopes in the LDC be revised. Dave Scoville was present to discuss his proposal. Justin Curtis was also present to discuss the definition. They would like to build their homes to the edge of the building envelope, with the roof overhang extending beyond the building envelope.

10. Discussion Item: RV, Tiny Home, Alternative Structure as Residence

The LDC limits using RV's as a resident for more than 90 days. The Board discussed how to deal with complaints regarding individuals living in RV's longer than 90 days. Deputy Prosecutor Ryan Godfrey pointed out the difficulty in proving how long someone has lived contiguously in an RV.

8. FAIR

1. Action Item: Agreement to Purchase Water Truck

MOVER: Dan Powers
SECONDER: Ron James

Approve the purchase of the Water Truck by the Fair from J&T Equipment for $17,200.

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

Adopted (3 to 0)

2. Action Item: JPA with Recreation District

No action taken.

9. PROBATION

1. Action Item: Vehicle Purchase

MOVER: Brad Wolfe
SECONDER: Dan Powers

Approve the Probation Dept using up to $7500 to repair a Sheriff Vehicle or other used vehicle.

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

Adopted (3 to 0)

10. EMERGENCY MANAGEMENT/IT

1. Action Item: 2027 Fingerprint Scanner Grant

MOVER: Dan Powers
SECONDER: Brad Wolfe

Approve submitting a grant application to the Idaho State Police for $35,343 for a new fingerprint machine.

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

Adopted (3 to 0)

11. SHERIFF'S OFFICE

1. Action Item: GYC Bear Education Grant

MOVER: Brad Wolfe
SECONDER: Dan Powers

Approve accepting the grant of $15,000 from Greater Yellowstone Coalition for Bear Education.

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

Adopted (3 to 0)

2. Action Item: Motorola Agreement for Consoles

MOVER: Brad Wolfe
SECONDER: Ron James

Approve the purchase of Motorola Consoles through the State of Idaho plan for the amount of $360,000 using remaining cash as approved in the budget.

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

Adopted (3 to 0)

3. Action Item: Motorola Agreement for Body-Worn Cameras

MOVER: Ron James
SECONDER: Dan Powers

Approve the purchase of the Motorola Body Worn Cameras total cost of $63,028 over five years with $28,226 due in FY27 using remaining cash.

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

Adopted (3 to 0)

12. DISPATCH

1. Action Item: Priority Dispatch Implementation Agreement

MOVER: Brad Wolfe
SECONDER: Dan Powers

Approve the contract for Priority Dispatch software in the amount of $24,770 per year using Contingency 001-18-42326.

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

Adopted (3 to 0)

13. COMMISSIONERS

1. Action Item: Lease for 445 N Main St

Ms. Siddoway will work with the landlord and Univ of Idaho on details in the lease and bring back to a future agenda.

2. Discussion Item: PAWS/Animal Shelter

County Administrator Billie Siddoway presented the item. The County and PAWS failed to come to an agreement on the FY26 contract. The County discussed writing a $5,000 check for FY26 and $5,000 for FY27 and presenting a contract for FY27 on a future agenda.

3. Executive Session: Idaho Code 74-206(1)(f)

MOVER: Brad Wolfe
SECONDER: Ron James

Go into executive session per IC74-206(1)(f) to communicate with legal counsel regarding the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Roll call vote.

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

Adopted (3 to 0)

MOVER: Brad Wolfe
SECONDER: Dan Powers

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)

   This executive session was not required.

5. Discussion Item: Teton Valley Workshop Next Steps

   This item was not discussed.

6. Commissioners' Reports

   Clarissa Nelson was present from LHTAC to present Derek Skinner with a Roads Scholar Achievement Award.

   The Commissioners had not reports.

14. ADJOURNMENT

MOVER: Dan Powers
SECONDER: Ron James

Adjourn the meeting.

Adopted