



**TETON COUNTY**  
**BOARD OF COUNTY COMMISSIONERS**  
**MINUTES • FEBRUARY 11, 2019**

**Special Meeting**

**1st Floor Meeting Room**

**6:00 PM**

150 Courthouse Dr, Driggs, ID 83422

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**1. MEETING CALL TO ORDER**

**Commissioners Present:**

Cindy Riegel  
Harley Wilcox  
Bob Heneage

**Other Elected Officials and Department Heads Present:**

Holly Wolgamott, County Operations Manager  
Kim Keeley, Clerk  
Rob Marin, GIS Coordinator

**2. HOUSING NEEDS**

**1. Housing Needs Assessment Review - Shawn Hill**

Valley Advocates for Responsible Development ED Shawn Hill presented the report.

**3. TETON COUNTY, IDAHO HOUSING PROGRAM GOALS AND OBJECTIVES**

Commissioner Cindy Riegel presented the report.

**4. PLAN REVIEW**

**1. Affordable Housing Strategic Plan Review - Doug Self**

Driggs Planning Administrator Doug Self gave the report.

**5. QUESTION AND ANSWERS**

Comments on the impact of short term rentals on long term housing:

Harley Wilcox, Realtor, does not believe that the short rentals impact long term rentals and many current short term rentals will convert back to long term due to the effort/cost benefit of managing a short term rental.

Tayson Rockefeller, Property Manager, commented that he believed that short term rentals do not impact long term housing.

Lindsey Love, member of the technical advisory group, believes that short term rentals will always be a part of the housing landscape due to the tourist nature of our economy and can positively affect long term rentals.

Comments on small footprint housing and deed restricted development:

John Heath, owner of a business that builds small housing units using shipping containers, believes small footprint prefab housing can be a good solution for affordable housing.

Shawn Hill, Executive Director of VARD, stated that he believes that subsidies will be necessary to build deed restricted affordable housing.

Lindsey Love commented that the least expensive stick built construction is \$150/SF in Teton County, ID.

Harley Wilcox commented that deed restrictions limit the ability of homeowners to make money.

Jeff Potter, Mayor of Victor, commented that there is give and take. Developers can ask for a fee waiver but need to accept some requirement, like a deed restriction.

Jonathon McLaren, Realtor, commented that we are a resort and second home community. We need affordable housing and a housing authority.

Erika Earles commented that renters need to not be overlooked. Renters are an under served community with the highest need.

Lindsey Love pointed out that what we build needs to be built to be affordable in the long term, quality heating, insulation, etc.

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6. ADJOURNMENT

**MOTION:** *Motion to Adjourn at*

<b>RESULT:</b>	ADOPTED [Unanimous]	
<b>MOVER:</b>	Harley Wilcox	<b>SECONDER:</b> Cindy Riegel
<b>AYES:</b>	Cindy Riegel, Harley Wilcox, Bob Heneage	

  
Cindy Riegel, Chairperson

ATTEST:   
County Clerk or Deputy