

Tetonia Planning & Zoning Commission

Meeting Minutes

3/26/2025

P&Z Commissioners present: Sharon Fox, Nancy Klingler, Josh Weltman, and Brandon Wood
City Representatives: Ashley Koehler (via phone), Contract Planner, Jacque Beard, City Clerk
Public/Applicants: Hadley Hill (Daycare applicant)

Regular Meeting

Sharon Fox called the meeting to order at 7:06pm

- 1. Meeting minutes of 2/3/2025 were reviewed. Commissioner Fox made a motion to approve. Commissioner Klingler 2nd the motion. Minutes were approved.**

- 2. Conditional Use Permit- Daycare**

The applicant, Hadley Hill, gave a brief overview of the daycare called Tetonia Play School. She is doing some minor remodel work to the inside of the old Horn Mountain Gallery building for a daycare to open on Main Street on June 2nd. Ashley Koehler summarized the Review Memo that outlined the zoning review criteria and conditions of approval. Koehler described the zoning criteria and that the use supports the Comprehensive Plan as it adds economic diversity and uses an existing building in downtown. The main concern is for pedestrian safety and parking. It is recommended that the business owner be responsible for posting ped x-ing signs and/or cones on the crosswalk. This was noticed as a public hearing and one written comment was received from Tribe Artist Collective in support of the business.

Discussion on cones being used on the sidewalk. If they are not moved, then they could be ignored over time. Kids will use the crosswalk with their guardians and not solo.

Public hearing opened and no comments received.

Commissioner Fox made a motion to recommend approval of the Conditional Use Permit for the Daycare as described in the narrative with the following conditions:

- 1. Pedestrian crossing signs and/or combination of cones shall be used by the business owner to help ensure safe crossings across Main Street and Perry Ave. Signs and cones shall be set out during morning drop-off and put away after the afternoon pick up hour. The cones shall be in accordance with the state traffic laws.**
- 2. Off-street parking shall be clearly marked to ensure that at least 9 stalls are being maintained.**

Commissioner Weltman 2nd the motion. Motion passed unanimously.

- 3. Work Session- Area of Impact Agreement Amendment**

Koehler summarized the purpose of the AOI that this is an Agreement between the city and County for regulations related to the land surrounding the city limits.

Koehler described the outline of the Review Memo that stated that the City Code and the County's Comp Plan would apply. The proposed process was discussed regarding having city P&Z Commission review and recommend to City Council and then have the County P&Z Commission review vs. having a Joint P&Z Commission with members of the County and City Commissioners. Commissioners disagreed with this citing difficulties with coordinating. Commissioners also advised that public hearings need to be done correctly regarding the adoption of the Agreement. It is recommended that the AOI Agreements between all the cities are as similar as possible so they are easier to enforce and administer.

Discussion on the cluster bonus subdivision option and that it is not feasible when lots are developed with well and septic. The spacing requirements between the two are not feasible on a ¼ acre lot. It could work with individual septic systems and a community well. It is suggested that this option be re-considered and instead offer this if annexed and in city limits.

Discussion on the boundary and that the size is limited now based on state statute.

Commissioner Wood made a motion to adjourn the meeting. Commissioner Fox 2nd the motion. Meeting adjourned at 7:54pm.