

Tetonia Planning & Zoning Commission
Meeting Minutes

4/14/2025

P&Z Commissioners present: Sharon Fox, Nancy Klingler and Brandon Wood

City Representatives: Ashley Koehler (via phone), Contract Planner, Jacque Beard, City Clerk

Public/Applicants: Michael Adams, Julie Schindler, Sharon Woolstenhulme, Bonnie Krafchuck

Regular Meeting

Sharon Fox called the meeting to order at 7:05pm

- 1. Meeting minutes of 3/26/2025 were reviewed. Commissioner Fox made a motion to approve. Commissioner Wood 2nd the motion. Minutes were approved.**

Commissioner Fox disclosed that she is a neighbor to the owners of the Boundary Line Adjustment. It was determined that this did not pose a conflict of interest.

- 2. Public Hearing: Schindler Annexation of 34 acres & concept subdivision**

The applicant, Julie Schindler, stated that there are a number of questions and issues that came up that she would like to ask first. Such as a main line that may need to be extended and concerned that Egbert Dr may need to be upgraded. Her siblings, as shared owners in the land, want to know more detail and feel that they may be treated like a Developer and we are just a family.

Schindler asked what more detail is needed for the Concept Plan. Contract Planner, Ashley Koehler, described that the information submitted for the subdivision needs to be merged on one map so that the lot lines are overlaid on top of the natural resource info and aerial photo. This would help the city evaluate wetlands and floodplain areas in each of the lots. This would also help the City make a decision on the best zoning for the lower portion- if it should be Agriculture or Open Space zone.

Discussion on timeline to install improvements, as the applicant would like to phase it.

Schindler then asked to confirm that the existing irrigation only well can remain and be used for irrigation water. There is an existing septic system from the '70s that used to hook up to a mobile home and is wondering if that can that remain.

She stated that the recommended Rail Trail pathway easement sounds great, but asked if she still needed to pay taxes on the land used for a pathway.

She then stated that she needs to wait at least 2 more years before she starts to develop because her siblings aren't all ready to develop. So she will hold off on processing the request.

Chair Fox opened the public hearing at 7:34PM. No Comment. Public Hearing closed.

Commissioner Wood made a motion to table the Annexation request. Chair Fox 2nd the motion. Motion passed with all in favor.

3. **Public Hearing- Code Text Amendment- “Gym” as an Allowed use in the CD zone**

Koehler summarized the staff report stating that this is a request to amend the Use Table in the Land Development Code. This amendment is driven by the applicants that are trying to open up a local gym business in the CD zone, which is currently not permitted in the zone. Koehler referred to the Comprehensive Plan that supports economic diversity. She also recommended that the use table category be amended to simplify the language. Several written public comments were received that support the applicants with this request and Koehler clarified that the amendment is not just for this applicant and specific business, but for any future gym business anywhere in the CD zone.

The applicants, Tyler and Elizabeth Calderon, stated that they would like to have a gym at this location.

Public Hearing opened.

Julie Schindler: Asked where would parking be and what are the hours of operation.

The applicant responded that it would be along the street and hours are TBD.

Public Hearing closed.

Chair Fox made a motion to recommend to City Council that an Ordinance to amend Title 9 Ch 10 Section 3, District Use Schedule, to modify the Land Use term “Health Club, spa, weight reduction salon” to instead read: “Gym, Health Club, Spa” and make this use Permitted in the CD zone. Commissioner Wood 2nd the motion. Motion passed with all in favor.

4. **Krafchuk Boundary Line Adjustment- 706 Central Ave**

Koehler described the project that there are currently 4 lots, 3 under the same ownership and the 4th that is zoned R-1 and owned by the Paradis'. The adjustment will give 1 acre from the adjacent lot to the Paradis lot and the remaining acreage from this 3rd parcel will be distributed to the other 2 adjacent lots and be dissolved. The adjustment will not create any additional lots or remnant parcels of land and reduce their non-conformity. The request conforms with the code criteria and it is recommended that it be approved.

Sharon Woolstenhulme is representing the project. She further described that there are 3 Krafchuck properties and 1 Paradis property. She described the project using the map.

Chair Fox made a motion to approve the Boundary Line Adjustment based on the finding that the resulting lots will decrease the non-conformity and meet the setbacks and minimum home width required for residential dwellings. Commissioner Wood 2nd the motion. Motion passed with all in favor.

Woolstenhulme asked to make sure that Darryl, the County Surveyor, received the deed and lot closure records.

5. TRG Realty Boundary Line Adjustment – Teton & 6th St

Koehler described the Staff Report and the history of the project. This request was brought to the P&Z Commission earlier requesting an adjustment of 3 lots, but it was found that 1 lot would not meet the minimum house width. This new proposal is for 2 lots only. Setbacks will be met and the Adjustment will reduce the non-conformity.

Chair Fox made a motion to approve. Commissioner Klingler 2nd the motion. Motion passed with all in favor.

Chair Fox made a motion to adjourn the meeting. Commissioner Wood 2nd the motion. Meeting adjourned at 8:00pm.