



OPEN MEETING

- Call to order by Mayor Schindler at 7:00 PM
- Pledge of Allegiance led by Mayor Brent Schindler.

Roll Call by City Clerk. In attendance is: Ryan Bonilla, Mandy Rasmussen, Aaron Hansen and Brent Schindler. Blaine Ball is absent.

Also in attendance is City attorney Bart Birch, Public Works Director Clint Moulton and via phone, City Planner Ashley Koehler and Rob Heuseveldt.

Public Comment, limited to 3 minutes per person

No other public asked to comment.

PUBLIC HEARING: None

Action Items:

Conditional Use Permit- Action

Mayor Schindler reviewed the updated site plan with the additional notes that had been submitted from the applicant. Lucas stated that he would only be using the lot for the purpose of storing storage containers for a few years. Ashley stated the Planning and Zoning had recommended approval of this permit with conditions. Some of the conditions were having at least 1 improved parking stall, night sky friendly lights, and they would need to obtain a business license and sign permits as needed. She stated that the P and Z did not recommend a fence or shrubbery buffer, but she reminded the Council that the code was very clear that the units themselves need to be screened when in a Commercial (C1) zone that borders a residential zone.

Bonilla stated that he would like to follow the code regarding the fencing that would help deter vandalism as well as make it look nicer. Other Council comments revolved around wanting to stay consistent in regards to the requirements of the current City Code. Ashley stated that per her code review, the applicant would need fencing on the West and East side of the lot. Council reviewed options of commercial businesses being able to advertise their wares and not be completely closed in by solid fencing if they were to require an eastern and western fence. A west side fence would be required to buffer residential zoning of a solid fence or a 4x4 shrubbery buffer at the minimum. A fence permit will be submitted with an installation deadline of the end of June, 2025. Hansen moves to approve the Conditional Use Permit based on the recommendations of the planning and zoning as well as including a West side boundary fence, per current City Code as well as for the units to stay empty. Bonilla seconds. Motion passed.

Rodeo Ground Updates- Action

Mayor Schindler and Clerk Beard reviewed the court standings for the two vandalism events that have happened at the Tetonia Rodeo Grounds. Discussion was made to postpone immediate repairs due to the winter season. Council also would like to wait and see what kind of court ordered reimbursements will be given to the City by the vandal. Further discussion was made for the possibility of using work camp helpers to do further clean up and repair efforts as needed.

Unmetered Water Lines – Action

The story of an old and unmetered water line that was installed and designated as “Free” because George Rammell sold the city the ground to the City. George no longer owns the property. Councilor Bonilla suggested that a choice would be given to the new property owner of either metering the line or capping would be made and a choice would need to be made within 2 months and work would need to be done by the end of May 2025.

Bonilla moves to send a letter to give an option of metered or shut off. No seconds. Motion failed.

Discussion was continued and it was decided to not set a precedence that would allow a meter for irrigation purposes only. Hansen moves to approve the capping the unmetered line in question. Rasmussen seconds. Motion approved.

A letter will be sent ASAP to the resident informing them of this decision.

Consent Agenda-Action

- October 2024 Claims -
Hansen moves to approve the October claims as presented. Rasmussen seconds. Motion passes.
- October 2024 Minutes-
Rasmussen moves to approve the October minutes as proposed with clerical edits. Bonilla seconds. Motion passed.
- Past Due Accounts-
Past due accounts were discussed. No motion needed.
- Staff Report Review
Verbal reports given by Clerk and Public Works.

Enforcements/ Compliance Updates- Action

- Light Pollution of the Church Building, Weeds, and Snow Berms complaints were discussed. ITD representative commented that a traffic study would be made next summer (2025) to review the main street speed limit.

- Missing Jake Brake Sign, Speed Limit complaints were reviewed.

- Rabbits, Fence complaints were also reviewed.

- Other complaints and discussion via the Mayor regarding Joey Hansen:

- Noise issue behind the bars, complaints were made to the Mayor and the Mayor offered to take a decibel read anytime they asked. During the meeting Joey was informed to call TCSO for any bar issues after the 1am closing deadline.

-Parking issues were discussed regarding overflow parking on her private property from Daves Pubb Bar Constituents. Tetonia staff will post “No Parking in Alleyway” signs on both ends of alleyway.

-Dog issues. Joey provided pictures to Mayor Schindler of dogs walking unattended in Tetonia. Joey was reminded to call TCSO for dog issues.

-Mayor Schindler reviewed consistency of enforcements and wanted the City to review the Camper Building Permit Code allowance.

Joey stated again that she felt singled out when an enforcement from 2 years ago was made towards her property. Mayor Schindler reiterated that the intent has never been to single her out.

Discussion:

Local Election Updates

Mayor Schindler recapped the local election results and that the proposed local option tax did not pass. The final vote was 78 in favor and 80 against.

Right of Way Ordinance and Application Discussion

Rob Heuseveldt reviewed the background of how the application came to be via assistance from Teton County. Rob reviewed step by step through the terms and conditions and discussed the pros and cons of each presented clause. Rob recommended that Tetonia remove the section of "All Additional Requirements" and reference the proposed right of way ordinance instead. The proposed ordinance review was also given and broken down section by section. Rob explained that nothing in the ordinance would be bad for the City and it would protect the City from any poor jobs being constructed within the City.

Mayor Schindler commented that this would also provide some requirement consistency throughout the County and other entities. Council was positive regarding moving forward with this. Next steps will be for City Staff to edit proposed applications and ordinances to present to City Council at a later date.

Comprehensive Plan Update Discussion

Rob reviewed the previously submitted, general breakdown, of what a comprehensive plan is and how it helps Cities as a planning document.

Rob has reviewed the current Tetonia Comprehensive Plan.

He said that the most affordable option would also be the most basic and would not be the best option when the current plan is already missing some key parts. This option would cost around \$10K.

Option 2 would cost around \$30k and would be the best fit for the City at this time. It would provide a lot of public, property owner and business owner input while updating the current plan and making sure that it contains all the needed parts that a complete Comprehensive Plan should have.

He also discussed a third option that is also the most expensive. This options would entail starting fresh on a brand new plan. This would take the longest and cost around \$40K-\$45K.

Councilor Hansen asked about how the water study should be considered in a comp plan. Rob stated that they would take the current study the City has and work it into the update for options 2 and 3.

Rob said that once the City selects which direction of plan they would like to see, the next steps would be to give the City a list of documents that would be required to assist them. Mayor would like include as an action item in a future meeting to make a formal and proper decision. No motion made at this time.

Floodplain Review-

Mayor Schindler will continue to follow up on the new County wide floodplain requirement and update the Council as needed.

Silverstar Updates-

Mayor Schindler updated the Council about a final walkthrough that was done with himself, Silverstar, Public Works and Rob Heuseveldt. Everything looked to be in order. Final cleanup steps will be taken in the Spring when the ground has had time to settle.

Mayor Updates

- The Mayor's Walking Challenge is over. 300k steps was the monthly goal and Mayor Schindler made 430K steps and will be awarded \$1000 for being a City step overachiever!
- The Teton High School Philanthropy group granted Tetonia \$500 towards City Park swing updates.
- A reminder that that annual Audit will be happening in December.
- Mayor Schindler asked if Council wanted to do a holiday and spouse dinner. Council agreed and mentioned that January would be a better month to plan that type of event.

Adjourn Meeting-

Hansen moves to adjourn the meeting at 9:00 pm. Bonilla seconds. Meeting adjourned.

Brent Schindler / Mayor

Date

Jacquelyn M Beard / Clerk

Date