Tetonia Planning & Zoning Commission

Meeting Minutes

9/8/2025

P&Z Commissioners present: Sharon Fox, Brandon Wood, Nancy Klingler, and Josh Weltman
City Representatives: Ashley Koehler (via phone), Contract Planner, Jacque Beard, City Clerk
Public/Applicants: David Ferrete ADD public that signed in

Special Meeting

Commissioner Fox called the meeting to order at 7:01pm

1. **Approval of Meeting minutes of 8/13/25**

Jacque Beard will fill in the names of the public hearing participants in the minutes using the sign in sheet.

Commissioner Fox made a motion to approve the minutes of 8/13/25. Commissioner Weltman 2nd. Motion approved.

2. **Public hearing/possible recommendation: Rezone TA to R3 & CUP for Pinnacle Peak Residential Development**

Ashley Koehler introduced the project as an application for a rezone of nearly 40 acres from Transitional Agriculture (TA) to Residential Multi-Family (R3). This request is accompanied by a Conditional Use Permit (CUP) request so that the development can have single-family homes in the R3 zone. Koehler suggested that the applicants describe the scope of the project before she outlines the review criteria.
David Ferrete- PFG Group representative described the project as a walkable single family residential neighborhood. The applicants presented a slide presentation showing the current zoning map and vicinity maps. The R3 zone requires a CUP for single family homes so there is a concurrent review presented. This will be built in phases. All units would not be built at the same time. They proposed to preserve the view corridors. There will be minimal effects on the adjoining property. They have plans to work with the city for utilities and ITD for the road and highway access points.

They described two options for a Site Plan showing the connections to the Highway. They have had preliminary conversations with ITD and their preference is Option 2 that shows one access point on the Highway. Ultimately up to ITD for the location.

The developers relayed that they have had a lot of conversations with the city about utilities and what is available now. 1 house is the equivalent of 1 EDU for a measurement of water availability. It is understood that the city has about 100 EDUs remaining under the current system. They summarized the reports and studies that are needed to assess the availability and build out needs.

Bike trails and walking trails will be included in the development. They understand that businesses express concern that there isn't enough foot traffic. This additional residential would help with that. Additional tax revenue would be added and the Developer speculates that the tax rate may be reduced for the entire town if this much density of homes are added.

The Comprehensive Plan calls for orderly growth. This development would bring in additional revenue for the city to install upgrades to roads and satisfy needs from the residents.

The owner also owns Parcel 2 and 1 C shown on the site plan.

Koehler described the Report and the subjective nature of the analysis. The rezone is largely based on the compliance with the Comp Plan. The Comp Plan is undergoing an update so this project could be delayed and reviewed after the Comp Plan update, but instead there is an application here now that forces the city to do this long range plan now and decide now if this location is a good receiving site for residential. Koehler advised that the subdivision review would come next, if this got approved, so P&Z does not need to get into the details of the layout and subdivision requirements. But the questions to consider are that this development will double the population size of the City. Is this an ideal site? Is higher density proposed around these sites? Koehler suggested that a Master Plan for contiguous owned properties be submitted to further review and ensure compatibility and see how this development fits with the fabric of the city.

If recommended for approval, then it is recommended that the rezone is conditioned on the subdivision application being proposed.

Public hearing opened at 7:30PM. No public comment. **Public hearing closed.**

Commissioner Fox asked about the zoning for the other contiguously owned properties.

The Developer responded that they would need to annex and rezone, so not sure what the density of those surrounding properties would be.

Sunrise Engineering representative spoke describing that they have been working with Rob, the city's Public Works/Engineering consultant. The approximate remaining 100 connections would be assigned upon building permit application on a 1st come 1st serve basis. After that point, then the city would look at upgrades and extensions. Commissioner Fox asked if the city is certain that they have 100 more to service this development and future development. The applicant's engineer stated that those studies are currently being done.

Commissioner Klingler asked if the streets would be paved. If so, it will distinguish the rest of the city as the "podunk" part that has gravel streets.

Discussion by Commissioners about the site plan and comments about the County suffering in affordable housing. Not sure what this proposal is trying to target. Looks higher end and lower end.

Developer stated that some of the homes will be over 2000sf on average.

Discussion on the fact that there will be future review with a subdivision.

Commissioner Wood make a motion to recommend approval of the rezone of the property described in the Report to be rezoned from TA to R-3 based on the finding that the property would support the Comp Plan by offering a mix of housing types, with the following condition:

1. The rezone to R3 is conditioned on an application for the subdivision presented here to be submitted within 1 calendar year and pursued in good faith. If the subdivision is not applied for on this site or the subdivision application review and/or approvals expire, then the zone will revert back to TA.

Commissioner Fox 2nd the motion. Motion passed

Commissioner Wood Motion to recommend approval of the Conditional Use Permit for the "Single-Family Homes" if the City Council approves the Rezone, with the following conditions:

1. An application for the subdivision presented here shall be submitted within 1 calendar year and pursued in good faith. If the subdivision is not applied for on this site or the subdivision application review and/or approvals expire, then the CUP shall be null and void.

Commissioner Weltman 2nd. Motion passed.

3. **Public hearing/possible recommendation: Area of Impact Boundary and Ordinance Amendment**
Koehler presented the table that outlines the Code regulations currently and proposed. She summarized the previous reviews and work sessions by City Council, P&Z and the Board of County Commissioners. Commissioner Fox asked about property boundary lines crossing over the AOI. It is ideal to have the parcel entirely in one jurisdiction. Discussion on 1000' buffer around city limits that shows the parcels that would be required to connect in. Discussion on the process for approving a septic system within the 1000' radius and health district regulations. This is a state statute that is regulated and enforced by the state. It is worth considering that potentially properties within 1000' are required to connect to sewer, if the city allows it.

Discussion on zoning in the AOI. The consensus is to keep the zoning at 2.5 acre zoning. 20 acre zoning doesn't make sense in the AOI.
Public hearing opened at 8:23PM. No public comment. **Public hearing closed.**

Commissioner Fox made a motion to recommend approval of the ordinance as proposed in the Report with the AOI impact area all zoned 2.5 acres and that the outer boundary of the AOI follow parcel lines as much as possible. Commissioner Klingler 2nd the motion. Motion passed with all in favor.

Commissioner Wood made a motion to adjourn the meeting. Commissioner Weltman 2nd the motion. Meeting adjourned at 8:24pm.