City of Tetonia
Tetonia City Council
Meeting Minutes
October 14th, 2025 @ 7PM

OPEN MEETING

- Call to order by Mayor Schindler
- Pledge of Allegiance led by Mayor Schindler

Roll Call by City Clerk – In attendance, Councilmembers: Blaine Ball, Ryan Bonilla, Mandy Rasmussen, Aaron Hansen and Mayor Brent Schindler. Also in attendance: City Attorney Bart Birch.

PUBLIC COMMENT:

Mayor Schindler opened up public comments and read out the public comment rules.

Anne Callison commented on the order of the agenda. Anne stated that the Sunrise Engineer topic should have been listed in an order that all in attendance could hear. Anne stated that the City of Tetonia would go bankrupt with the proposed rezoning. Anne is disappointed in how the agenda is related to the rails to trails and she asked that the Mayor and Council not ruin Tetonia.

Emma Ray commented about the comprehensive plan and the timing of the City updating this plan and she would like to see the completed plan before any City decisions are made.

No others present asked to comment.

PUBLC HEARING:

Pinnacle Peak Rezone
Mayor Schindler opened up the public hearing.

David Ferrette, who represented PFG and the Pinnacle Peak project, started his presentation by reminding everyone that the proposed development is already within the city limits and is just over 38 acres. David reviewed some of the goals and that it is to create a welcoming and walkable neighborhood. David stated that the current zoning is TA (Transitional Agriculture) and they are requesting an R3 classification which is a current Tetonia City zoning class. They are not requesting any variances. David walked through the current City zoning code that shows the residential standards for lot sizes. David stated that he and his group have been active in attending the City's comprehensive plan update meetings to stay in the know of what the City is looking for as well as referencing the current comprehensive plan. He stated that no one's view of the Tetons would be blocked. They have been working on a plan to minimize traffic with ITD (Idaho Transportation Department) and other Engineers.

David mentioned that they would like to see starter homes in the amount of up to 100 single family homes in phase 1 and up to 50-60 town homes in phase 2. David walked through the current utility

capacity. They plan to use up to 100 Edu's that the city has in its current capacity. David stated that the expansion of infrastructure will be paid for by them as the developers. He also mentioned the connection fees that the city would accrue as well.

Phase 2 will not commence until a utility infrastructure upgrade is decided upon with a development agreement between Pinnacle Peaks and the City. Phase two would bring the total number of units to 150 units between both phases.

Pinnacle Peaks plans to bring addition water rights to the City to help provide drinking water. They also plan to contribute a new well for the City water infrastructure. They will also install new roads to reach the proposed development at their expense and that will be built to City specs.

David listed the pros of this rezone and CUP proposal and what it could bring to the City. They hope to bring less expensive housing to Tetonia and Teton Valley. They will bring pathways, roads and sidewalks. They can provide affordable housing for single families. The growth with help businesses and bring in additional tax revenue and upgraded infrastructure. They have started an economic impact study.

Ashley, Tetonia City Planner, summarized that this request is a public hearing to review the proposed rezone and the proposed CUP. She re-stated the Planning and Zoning recommendation which was that a proposed subdivision application must be submitted within 1 calendar year and if no application is received in that timeframe, the zoning would revert back to the TA zone.

Ashley analyzed the comprehensive plan and stated that this is a substantial upzone. Ashley stated that she had recommended to the developers that they participate in the Tetonia comprehensive plan update process. The comprehensive plan steering committee has already started the conversation about finding another area within the City to propose more density.

She also said that it is important for the comprehensive plan to stay on the radar of the City and suggested asking for a master plan to help guide future development decisions.

Ashley then spoke regarding the Conditional Use Permit (CUP) and why it has also been submitted. Ashley re-stated that this is not a subdivision plan review. This is only a CUP to be able to put a higher density for residential use in place.

She reminded the Council that 2 separate motions would need to be made. One for the rezone, and one for the CUP.

Council asked why they were asking for the R3 zoning in particular and David responded that it was so they could have both townhomes and single-family dwellings. They also were hoping to get the smaller lot sizes to help keep lots more affordable. Ashley was asked about planning timelines and at what stage of the permitting process the finer details would be discussed. She responded that the subdivision application is when the green space and density maxes would be detailed out.

David is asking for this application to specifically stand on its own without having to submit a master plan. He states a master plan will just continue to change and they don't want to submit a plan proposal and then to be held to something that may or may not be submitted in the future.

Rob Heuseveldt from Sunrise Engineering, acting on behalf of Tetonia, stated that they are closely watching the current capacity levels as well as asking for irrigation rights to be separated from the drinking water. He stated that a master plan would not need to be submitted yet, but even a very basic plan would be adequate at this step of planning so that future infrastructure planning can be properly made.

Mayor Schindler then asked for Public Comments:

Nicki Richards, Driggs resident, stated that state statutes regarding rezones, asks for master plan for other developer owned property that surrounds area. Nicki stated that she thinks the applicants are taking advantage of and forcing the City to make premature decisions.

Sue Tyler, Tetonia City resident, is concerned and doesn't understand why town houses need to be in Tetonia. She thinks that just because housing is needed, that the developers think anything is going to be ok. Sue stated that the developer has the moral obligation to have a master plan for the City to review.

Rolonda Bjornson, Teton County resident, stated they were not necessarily opposed, but would like to see where the EMS, and other county emergency services could be covered within the budget. She said we need a guarantee that this is not short-term rental development plan and asked for a contract. She would like to see protection of current city charms and not be consumed by big developments. She asked for decision makers to please consider the long-term plan, goals and values for growth.

Greg Avalon, Felt resident, stated that he has always liked Tetonia and is sad that the developers are treating Tetonia as a commodity and will be changing the current charm.

Tristan Kolb, Tetonia City resident, Tristan respectfully requests to continue the hearing to allow for a plan of the remaining 170 acres that is also owned by the developer. Tristan has concerns of scale and leapfrog zoning away from the City center and stretching current infrastructure to the max. The city can not properly evaluate the impact without a master plan. They would be adding 1.8 miles of road and he quoted maintenance of road upkeep for the City. Tristan also told the presenters that the picture is wrong in the title slide and that it takes longer to drive to Targhee than 15 minutes and is closer to 30 minutes.

Emma Ray, Tetonia City resident, said that she wanted to highlight some of the things in the staff report and stated that she would like to see more of a finalized comp plan. She also said that the timing is unfortunate that the full comprehensive plan is not finished. She quoted housing experts and said that the county is already on track to reach current housing needs. She appreciates transparency of affordable housing but asks for price points.

Cindy Reigal, Victor resident, said she appreciates the city council and the mayor for taking this seriously. She wants to remind everyone that a zone change is up to the Council and there is no legal obligation to help the developers to get what they want. The community should determine what they want prior to changes. City council should ask for more in return for the citizens, such as affordable housing, amenities and deed restrictions. She ended by reminding the council that they can say no and wait for more information before they made a decision.

Anne Callison, Teton County resident, Started by saying to listen to Cindy. She has experience. Anne says this will ruin Tetonia's reputation and that when people drop into the valley, they will see nothing but a sea of roofs and that this is not why people come to this valley. This will ruin Tetonia. She urged the Council to wait until all the reports are done. Anne suggested hiring a second engineer to double check the Sunrise Engineering reviews. Anne stated that the developers are trying to hoodwink Tetonia to get development and that she doesn't want the County to have to pay for any of this either.

Sarah Ashworth, Teton County resident, said that this developer is not offering anything unique. Developers want to create the same things everywhere and that we don't need them anymore. Teton valley doesn't need to support all the housing needs and can say no.

Public comments for the proposed rezone closed at 8:08 pm.

Pinnacle Peak Conditional Use Permit

Mayor Schindler opened up public comments regarding the Conditional Use Permit. No new comments were received. Mayor Schindler closed the CUP public hearing.

Johney Watson with PFG, thanked the public for the passion and defense of their community. He stated that we are all neighbors now and their intent is to be good neighbors. Johney asked that the council approve the proposed rezone and condition use permit and reminded everyone that the details of the pathways and character will be shown in the subdivision application process. He stated to everyone that this is just a rezone and CUP and not a final plan for this piece of land. He stated that they plan to shoulder 100 % of the impact.

Public comments for Pinnacle Peak Condition Use Permit were closed.

ACTION ITEMS

Rezone Application, Pinnacle Peak- Action

Mayor Schindler thanks everyone for their comments and reminded them that all comments are appreciated.

Council commented again that this is a rezone and condition use permit application and not a final plan. It was stated that you cant have it both ways regarding wanting housing until its offered. Ball stated that he prefers having density rather than a sprawl of growth. Hansen commented on budgets and that Tetonia is just growing up. Growth is providing additional services. Water and Sewer issues will be

discussed in length when the time comes. Upgrades are a positive and needed thing in Tetonia. Hansen reminded everyone that there also are a lot of good things that this development could provide in Tetonia. He stated that he is supportive of zone changes if it allows Tetonia to grow.

Bonilla said he is big on smart growth and that we only have so many directions for Tetonia to grow. He wants to be able to do growth right and not have a mashup of developments all over the place and that this growth would benefit our businesses. If it is done right, Tetonia could flourish.

Rasmussen stated that it is hard to see this zone change to R3 as a citizen. She also commented that this jump is huge. Financially, Tetonia needs this, but it needs to be done with thought, with planning and slow enough there are no regrets. She doesn't want to lose the quiet of Tetonia and would like to have more time.

Mayor Schindler stated that he loves the quiet of Tetonia and the neighborhood feel and that it is a great place to live. He stated that it hurts when he sees people having to drive from Rexburg and IF to work in the Valley because they can't find or afford the housing. He would like to provide a place where families can stay in the Valley.

Mayor Schindler also said that he would like to see more details. Those details will help determine the slow, responsible and careful growth that our City needs.

Hansen pointed out that logistics wise, given Tetonia's current City perimeter, that this is the smartest direction that growth can go to avoid hillsides and wetlands.

Bonilla also stated that he would like to encourage them to get the residents involved and that he thinks together this plan can work.

Clerk Beard updated the council on the timeline of the Comprehensive Plan to be finalized.

The Council is hesitant to ask for a one-year plan and thinks that it may push everyone to be rushed to make decisions when the studies may take up to a year and that it may not be fair not to have all the studies to provide needed information. Ashley still suggests holding them to a year at least for the basic concept application.
Clerk reminds council that the subdivision process is still in steps and would not be a 100 % plan all at once and will start with a concept plan.
Discussion was made around allowing up to 18 months for a subdivision application so that there is plenty of time to properly review all of the studies needed and then to plan.

Ball moves to approve the rezone of the property described in this 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: The rezone to R3 is conditioned on an application for the proposed subdivision to be submitted within 18 months from the date of this motion 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. Hansen seconds this motion. Rasmussen nayes. Motion passes with 3 ayes and 1 nay. Motion carries.

Ball stated that R3 is a smart zone choice and that single family should be allowed.
Rasmussen states that she agrees that this in needed but wants more info.

Conditional Use Permit, Pinnacle Peak- Action

Hansen moves to approve the condition use permit for the "single-family homes" with the following conditions: An application for the subdivision presented here shall be submitted within 18 months 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. Bonilla seconds. Rasmussen nayes. Motion passes with 3 ayes and 1 nay.

Fence Enforcement Update- Action

Mayor reviewed the current enforcement case regarding Justin Mehlhaff's non-conforming fence. Justin is asking for his penalty fees to be removed. The timeline of letters, contact information and other mailing tracking information was provided. Discussion followed about Justin having had several warnings about his deadline and also that he had never applied for the fence permit to begin with and instead asked for forgiveness. It was discussed that the fee could possibly be reduced but not completely waived and that consistency needs to be made. Other discussion was that the City needs to take a stand but they would also like to compromise.

Ball moves to lower the penalty fee from $450 to $350, Hansen seconds. Rasmussens nays. Motion passed with 3 ayes, 1 nay.

Block Grant, Park Project-Action

The City was tasked, as part of the Block Grant match and in-kind donation, with prepping the bathroom pad, demo-ing the basketball court and installing a water and sewer connection. Research needs to be done into how long the grant's budget cycle can be and if this could wait until spring to see if we have an operator that could do this instead of having to pay an outside contractor for this work. Ball moves to fulfill the in-kind donations in the form of basketball court demo, water and sewer connection as well as prepping the pad for the new bathroom whether by an outside contractor or via city operator. Bonilla seconds. Motion passed.

Drinking Water Study, Sunrise Engineering- Action

Rob reviewed the proposed plan for the water study update/amendment. This FPS (facility planning study) was just finalized from Forsgrens Engineers, but this update would amend this document to create an additional water module to help dial-in capacity levels. This would also look at the growth rate projections as well. This update would also include a master plan for what improvements would be needed at each population level. Discussion of not being able to avoid this was made by council so that data can be available to make decisions about potential infrastructure growth.

$15,000 has been promised via a signed MOU for this particular update, the additional $17,415.00 would need to be paid from City.

Bonilla moves to approve the proposal as presented for the Drink Water FPS amendment. Rasmussen seconds. Motion passed unanimously.

Ruby Carson Memorial Monument- Action

Mayor Schindler has asked other residents about further donations towards refurbishing the current Ruby Carson Park monument rather than replacing the current monument with a metal option. Ron Berry has volunteered to help gather more donations.

Topic will be tabled and will be moved to the December meeting.

CONSENT AGENDA

- September Claims-

  Ball moves to approve the claims as presented with the additional invoices including a Sunrise Engineer/Transportation Plan invoice for $2945.50 and an invoice from Hammon Services Corp for courier services for $32.00. Bonilla seconds. Motion passed.

- September Minutes-
  - Ball moves to approve the September 9th and September 30th with clerical edits. Bonilla approves. Motion passed.

- Past due accounts were reviewed by the Mayor and the Council. Notice letters will be sent to the accounts that were flagged as past due.

- Staff reports were presented and reviewed.

ENFORCEMENTS, COMPLIANCE UPDATES

A quick review was made of pending enforcement and complaints.

DISSCUSION

Growth Projection Discussion, Sunrise Engineering-

Laura with Sunrise Engineering reviewed the past Census population data. Growth has been made every single year after the Census was done. Her presentation reviewed future projections of growth within different scenarios.

Council comments were made that even with the growth, Tetonia is still going to be fairly small even if it changes. Council agreed to plan for heavy growth out of precautionary.

Sewer Inspection Report-
Kolby Kaiser with Mtn Valley Pump and Service reviewed the sewer system and broke down the results and concerns from his findings.

Discussion of sewer repairs and troubles over the last few weeks was made.

Local Option Tax Discussion
Mayor Schindler has started leaving information with all residents within the City

Urban Renewal Discussion
Mayor Schindler asked Rob to recap what the steps are to create an Urban Renewal. Mayor disclosed that rumors are flying about an URD would take peoples yards if created.
Provide a legal description of district. Boundary could be changed once within lifetime of the district.
Then contract with a rep who does urban renewal districts to help set up paperwork
Come up with a list of areas that the money could be used.
District could be renewed as long as legislation is supported.

Discussion of revenue that could be created.

Quotes will be gathered to propose setting up the URD.

Teton County Recreation District, Updates
Sarah Warhol, who is the Tetonia representative for the Teton County Parks and Rec District has asked the City if we have any short-term projects that the Rec district could potentially fund. She is estimating that they could have up to $25k for Tetonia based projects.

Hansen suggested the Rodeo Grounds lights and asked if the City could be reimbursed. Another idea was some pavilion electrical updates.

Sarah said the process of submitting proposals within the rec district is in the works and she will let us know more as that process evolves.

Mayor Schindler suggested going through and prioritizing the Tetonia City recreation wish list.

Emergency Communications Options

Mayor reviewed a proposal given to the City for an outside emergency system via Apptegy. Discussion of waiting for a proper budget was made.

Mayor's Updates
- David Gallegos has been offered a position as a Public Works Operator. His official start date is November 1st.

<u>EXECUTIVE SESSION</u> per IC 74-206(f) to discuss pending litigation.

Hansen moves to go into executive session per Idaho code 74-206(f) to discuss pending litigation by roll call vote. Ball seconds. Motion passed.

By Roll Call: Ball- Yes, Hansen- Yes, Bonilla- Yes, Rasmussen- Yes. Motion passed.

Executive session begins at 9:48 PM

Executive session to discuss pending litigation ends at 9:59 pm.

<u>ADJOURN MEETING</u>

Ball moves to adjourn the meeting at 10:40 pm. Hansen seconds. Meeting adjourned.

_____ Attest: _____

Brent Schindler, Mayor Jacque Beard, City Clerk