Tetonia Planning & Zoning Commission

Meeting Minutes

11/3/2025

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: Joe Calder

Regular Meeting

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

1. **Approval of Meeting minutes of 9/8/25**

Commissioner Fox made a motion to approve the minutes of 9/8/25. Commissioner Weltman 2nd. Motion approved.

2. **Public hearing/possible recommendation: Calder Landscape Nursery Rezone R1 to C1**

Ashley Koehler described the proposal and summarized the Report. Koehler described that the house on the north side of the property is a residence and would remain as a residence after the rezoning. Rezoning this to C1 would then make this home a legal non-conforming house. It was noted that a Conditional Use Permit is required for single-family residence in the C1 zone. The other out-buildings on the lot would be modified or used for the nursery. A nursery requires a CUP as well. Therefore, it is recommended that before the property is rezoned, the CUP should be submitted to avoid any speculative rezones and that it is rezoned at the same time as the business is ready to open.

Joe Calder has an existing landscape business and would like to start this nursery next spring or summer. He stated that he would like to keep it a small business and scale it. There are 3 lots included and he is considering how he will use the entire space to maintain the residence and the remaining area for the landscape business and office.

Commissioner Fox stated that it would be helpful to see the plans. Supported the need for more information before the rezone, so it is not sold speculatively as a commercial lot.

Calder discussed that the plant nursery space will expand depending on how many plants they sell. He asserted that the business will look nice and be a place that people can hang out there. There will be an office for the public to come in. And the business will offer his employees some different roles.

Commissioner Wood asked about lot lines and if they are the tiny lot lines from the original city grid. These can be adjusted. The commercial lot sizes and setbacks are less, so they are easy to modify and still build within the lot lines.

The public hearing opened at 7:18. No public comment. Closed.

Commissioner Weltman made a Motion to table the recommendation to rezone the property described in this Report until a Conditional Use Permit application for the plant nursery is submitted. Commissioner Fox 2nd the motion. Approved

3. Code Interpretation- Campgrounds

Koehler requested that the P&Z provide an interpretation regarding the appropriate land use category for “campgrounds” within the Land Use Code. Koehler summarized the Memo that states that the Use Table currently does not have a specific category for campgrounds. The Land Use Code states that uses not listed in the Use Table may be considered through a Conditional Use Permit (CUP). Koehler presented the definition of a RV Travel Trailer Park and asked if campgrounds are included in this definition or considered not listed.

Commissioners discussed the land use impacts for RV Parks and campgrounds finding that their impacts are similar and should be classified the same. Campgrounds need porta-potties, but regardless sanitation facilities are needed. RV/Trailer Parks are permitted in the TA, A, and C3 zones.

P&Z then asked that Impact Fees be discussed with the City Council. These fees should be required before a house is built because the city doesn't have the services to accommodate the impacts.

Commissioner Fox made a motion to adjourn the meeting. Commissioner Klingler 2nd the motion. Meeting adjourned at 8:36pm.