City of Tetonia
Tetonia City Council
Regular Meeting Minutes
March 10th, 2026 @ 7PM

**OPEN MEETING**

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

Roll Call by City Clerk – In attendance, Councilmembers: Mandy Rasmussen, Aaron Hansen, Kody Hill and Mayor Brent Schindler. Also in attendance: City Attorney Bart Birch. Councilman Blaine Ball is absent.

**PUBLIC COMMENT**:
No public present asked to comment.

**PUBLIC HEARING**:
Code Amendment Application-Food Truck Ordinance, Ortiz

Amy Ortiz presented her application which proposes allowing food trucks as a permitted use to be allowed to operate anywhere within the City, 365 days a year instead of 180 day per year that is the current Tetonia code.

Amy summarized that she feels that food trucks should not be subject to a CUP or any further regulations and should only require a design review as to not make it more difficult to operate a food truck within the City limits.

Ashley started her staff report by stating that this public hearing and code amendment application is not for any one particular property and that this code change could and would potentially affect the entire City in the future.
The Tetonia Planning and Zoning Commission reviewed this code amendment application during their March meeting and suggested approval for a Food Truck Court and suggested defining the definition of a Food Truck and Food Truck Court as well as defining standards that would be required for Food Truck Court allowance. It was noted that the Planning and Zoning did not necessarily ask that Food Trucks be required to apply for a Conditional Use Permit.

Ashley stated that she will be presenting the proposed edits by the applicant in her staff report as well as her suggested modifications. She suggests modifying that application to require Food Truck Courts to be subject to a Conditional Use Permit so that standards can be reviewed on a case-by-case basis.

Some questions she posed to the Council were:

1. If they support the allowance of Food Trucks to operate on a year-round basis.
2. Are the proposed Food Truck Court Zones appropriate? They are being proposed in the MU, CD, C1 and C2 zones.

3. Should Food Truck Courts be subject to only the existing standards within the code or be required additional standards? What would the additional standards be? Examples of additional standards were bathrooms requirements, utilities and if sites would be reviewed as a Conditional Use Permit or a Design Review?

Kevin Mayberry, stated that this subject seemed to have a couple of different topics intertwined. He spoke of his daughter and how she started a food truck operation a few years ago. He spoke about how much she had to learn about regulations from City to City and that she had to be approved at a state level for health and safety standards as well. Kevin stated that he believes no more standards need added to the City requirements. He said he does not approve of Food Trucks needing a CUP because it should be standardized.

Jon Barlow spoke regarding how he has operated a food truck court within Tetonia since last summer and his goal is to continue to support the community. He stated that he lives in the Valley each summer and his kids are always looking for food options. To help get more food variety on the North end of the Valley, Jon wanted to use his property to help support this plan. He stated that he has gone above and beyond the aesthetics required by the City and that there should not be any more requirements. He said he should have up to 6 trucks operating by the summer of 2026 and he said it should generate some good sales tax for the City as well. In conclusion, he asked the council to approve the proposal as submitted and asked for only a design review stating that a CUP would not be an option for him.

Herb Heimerl Introduced himself as a land use attorney as well as Jon Barlow's attorney. Herb's opinion is that Food Truck Courts should be subject to a design review with a custom list of standards. He listed other land use examples that he feels would be a better fit for a Conditional Use Permit and stated that he feels that a Conditional Use Permit for a Food Truck Court would not make sense.

No other public comments were received. Mayor Schindler closed the public hearing and opened up Council deliberations.

Ashley clarified that one of the recommendations of the proposed code language would be an annual review with a business license inside of a food truck court. Other food trucks outside of a food truck court would still be limited to 180 days. She also clarified that a Conditional Use Permit is a one-time application and stays with the land if it were to ever switch owners.

Mayor Schindler asked for clarification between a design review and a conditional use permit (CUP) and what can be done with each review.
A design review is a Planning and Zoning Commission only review that does not require a public hearing. Design review is also more of a aesthetic review for things like landscaping and/or fences.
A CUP would require an application and a public hearing with the Planning and Zoning to review site plans and other review criteria such as water and sewer utilities, parking and sanitation that would not otherwise be clarified in the code to regulate safety concerns. Local service providers would also be asked for their comments for each site application. The CUP would then go to City Council for final approval.

Councilman Hansen asked what the current design review standards were in the Tetonia code. Ashley stated that the current code does not have any details of what limit of intensity would trigger a "Food Truck Court". The current Food Truck Court site was previously approved for up to 8 food trucks.

Hansen said that some standards just make sense to be able to operate 365 days a year. He gave examples of things like food trucks could be inside a building and a property that is conditioned and designed around a food truck court to incorporate water, sewer, parking, lighting, etc. and not necessarily any random piece of property without a proper design.

Mayor Schindler asked the question listed in Ashley's report:

1. Does the city council support the hybrid proposal for food trucks to operate year-round?

Councilman Hill said there are challenges to operating, and if each truck wanted to take those challenges on, then that should be on the owner.

Hansen stated that he would like to see improvements and enhancements for longevity within the City and to be able to provide wastewater, power, and water availability at each site.

Councilwoman Rasmussen is concerned about freezing water lines in the winter and commented on what a challenge and risk it would be. She thinks as long as each truck is willing to do the work to keep the site operable, that it could be the responsibility of each truck owner.

Mayor Schindler asked for clarification of how to avoid water freezing. Ahsley responded that during the annual business license review Tetonia staff would ask for each truck to show the arrangements of water and wastewater disposal for each truck.

Hansen is not so concerned about each truck, but more about what the City looks like under each zone and that a design review is too broad to regulate future growth and volume. He commented that it makes sense that Food Truck Courts should have a centralized utility to also protect the City infrastructure.

Hill would like to continue the proposal with edits and clarifications to make sure all aspects are included in the design review.

The next question on Ashleys staff report:

2. Are the proposed zones appropriate?

The general conversation was, yes, if certain conditions are met.

3. Should Food Courts be subject to only the current code design standards? Or be required additional infrastructure?

A. Mayor Schindler summarized that the current Food Truck requirements were not sufficient as currently written specifically regarding wastewater, drinking water, grease and solid waste disposal and restrooms that would be used year-round and ADA compliant. He also stated that we should keep the current standards as well.

B. Should a conditional use permit (CUP) be required?
With this, conditions could be site specific upon review. Or another option would be to avoid a CUP application, Tetonia could write all needed requirements into the code that would then apply to any and all food trucks. Discussion was made around whether each truck should be required to have its own water and sewer plans or if each site should be able to service each truck with utilities?
Hill likes the idea of having code-written standards that would be City wide and not site specific.
Hansen stated that standardizing requirements takes out various site-specific personalities and/or concerns.
Rasmussen likes that code written design review requirements would be black and white and simpler to follow for everyone.

C. Hansen stated that with a CUP application, it would stay with the land and could then be required to install the necessary infrastructure on a case-by-case basis. He stated that design review is too broad and he does not want to constrict use of trucks operating 365 days a year but wants to protect the City infrastructure.

Mayor Schindler suggested that this topic be tabled to be able to take more time to further discuss the standards that should be required.

Hansen suggested asking around to other Cities that have successful courts to learn from their successes.

The current design review would be added to the additional standards required for things like lighting, landscaping and business license requirements. Mayor Schindler liked the suggestion of asking other entities about their successful food court standards. Mayor asked if this was something that would require a further work session?

Hill agrees that further work needs to be done to clarify requirements as well as the number of operating days within a calendar year.

**ACTION ITEMS**

Code Amendment Application-Food Truck Ordinance, Ortiz - Action

Hill moves to table this topic for future discussions to modify the code language. Rasmussen seconds. Motion passed unanimously.

Audit Presentation – Action

Nathan from Jensen Poulson reviewed the annual audit findings. He mentioned that most of the deficiencies were the same as last year and any others had already been flagged by the Clerk who was actively working towards corrections.

Mayor Schindler asked if there is anything additional we can be doing with the resources that we have. Nathan stated that Tetonia's cash balances are up and looking great, and other line items are within range of what is consistent year to year.

Overall, Tetonia is improving a little bit each year, and he recognizes that the City Clerk does not have enough hours in the day to do everything perfectly.

Nathan also proposed that next year's contract be voted on for the following year. Council decided they would like more time to review and that it would be approved in the April City Council meeting.

Rasmussen moves to review the annual audit report for FY2025 as presented. Hill seconds. Motion approved unanimously.

Mayor Schindler applauded Clerk Beard's efforts.

Cross Road Spec Updates, Sunrise Engineers-Action

Rob Heuseveldt with Sunrise Engineers, again reviewed the proposed crossroad specs that were discussed at last month's Council meeting. Rob will also be presenting a new public works spec book next month or the month after.

Hansen moves to approve the proposed crossroad specs for the City of Tetonia specs. Hill seconds. Motion approved unanimously.

Proclamation 2026-01, Idaho Association for the Education of Young Children (Idaho AEYC)- Action

Proclamation was read and reviewed. Hansen moves to approve as presented. Hill seconds. Motion approved unanimously.

Aerator Motor and Kit Purchase - Action

David reviewed different quotes to acquire an operating aerator motor for the sewer lagoons. An ongoing maintenance log will also be formed to follow and track a consistent maintenance schedule. The current need is for 2 motors and 3 spindles to create two functioning aerators as well as one spare. Hansen asked if a different size of aerator system would have a better cost estimate or last longer.

Hill moves to approve up to $4100 towards purchasing the presented equipment. Hansen seconds. Motion approved.

Confirm Planning and Zoning Commissioner Terms, Fox and Wood- Action

Hill moves to confirm the terms for two members of the Planning and Zoning commission Fox and Wood. Rasmussen seconds. Motion approved.

Shut Off Policy- Action

A newly edited shut off policy was presented. Hansen moves to approve the shut off policy as edited. Hill seconded the motion. Motion approved.

**CONSENT AGENDA**

- February Claims-

  Hill moves to approve the claims as presented with the addition of 4 invoices including 2 for Sunrise Engineers, one for Teton Computers and one for Ashley Koehler for her monthly planning services. Rasmussen seconds. Motion passed unanimously.

- February Minutes-
  - Hansen moves to approve the February minutes as presented with clerical edits. Hill seconds. 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 complaint was made to the City regarding Adult Entertainment activities at Dave's Pubb. Follow up was made regarding City and State codes around such activities.

**DISSCUSION**

III-A Annual Report, Amy Manning

Amy Manning from III-A, presented the annual report for III-A.

Tetonia Events- TCA

Tetonia Celebrates America needs to have a date set. This topic will be discussed again at the April Council meeting.

Rodeo Event and Contract Review-

Jody Burnside's rodeo has been being advertised for and has been selling tickets. The City has not seen any contracts or applications for such an event. Follow up will be made for event details.

JPA w/ Parks and Recreation-

Mayor Schindler reviewed the notes from the work session that was held on February 24th. A revised redline draft was made. Tetonia will re-evaluate after the Teton Valley Parks and Rec attorney reviews the newly drafted redline.

America 250 events-
Event ideas were discussed to possibly apply for the America 250 funding up to $2500.

Impact Fee Discussion-
Tetonia's other rostered Engineers will be asked to submit proposals.

Water District Updates-
Mayor Schindler reviewed Water District updates for groundwater issues. Mark Hansen was voted for Water Master and Mayor Schindler is the Chairman and Municipal Representative.

Know Be4 Training-
A reminder was given to the Council to please do the quarterly trainings.

Mayors Updates-

- Asked to testify towards the family hire legislation. It's for small town hiring practices and the potential of being able to hire family members of elected officials.
- Rodeo Grounds security updates were made. People have been going out there at night.

**EXECUTIVE SESSION**
No executive session is needed.

**ADJOURN MEETING**

Hansen moves to adjourn the meeting at 10:01 pm. Hill seconds. Motion passed. Meeting adjourned at 10:00 pm.

_____ Attest: _____
Brent Schindler, Mayor Jacquelyn M Beard, City Clerk