Dear Planning and Zoning Committee,

I apologize now as I do not know how to address this and I am new to how these participations in Planning and Zoning committee working meetings run.

I, Sidney Wilcox, am writing this on behalf of my husband, Jason Wilcox, and myself as hopeful future owners of Smash Recreation Center. I feel I need to preface this with our why and mission. We have a son that plays sports and we had to travel out of Teton Valley to obtain indoor use of facilities in the winter to continue training for sports in the extremely long winter months. Then once a very close family toddler was diagnosed with a plethora of health issues and activity for him is limited. Being he was no longer able to play soccer, we saw a need for a place to have adaptive opportunities for youth with disabilities. We met with someone well versed in code and land use in the valley and went through places zoned for recreational use. We landed on a vacant and unused warehouse. As you know through the valley the mass amounts of potato cellars that have fallen in unuse and disrepar is many. As we saw an unused vacant warehouse that has no business that would be able to use it for its intended purpose, we saw an opportunity for the community to have and indoor public recreation center.

This rec center has flourished in its philosophy and ideology to the community. For something that was intend sports is quickly became a place that every non for-profit youth sports league, youth adaptive sports, Special Olympics, youth sports clubs, and a safe place (and person) people were flocking to. We have had every person representation for a minority of youth, senior, to language barrier and disabilities approach us for an opportunity to use this recreation center.

We understand that the appeal should be argued, but rather, we are not arguing it but explaining and sharing the concept. I do not believe the denial to obtain this facility is wronging us. We believe that the codes written into Teton Valley do not encompass the ability to have “INDOOR” recreation, that is found within city limits. There is no room for a facility of this size to be built within the city limits. For this particular code it specifies ‘outdoor’ “OR” in that word -or- we find that to be ambiguous. While we understand now that it may not be, we are pleading with everyone that outdoor means in this particular setting it would mean new build of outdoor fields, or outdoor parks, or swing sets. We as a community do not need new outdoor as we have city parks, fields and those things are already in place. We are in the simplest form asking to do ‘indoor’ recreation in a warehouse already built. In the four walls that are already built. No new build. Just taking the outdoor use to indoor for the reasons I explained above.

In the denial letter, it is stated that the building was not permitted. It is in fact permitted. We have produced electrical inspections, septic inspections, and it was all permitted in the initial build of the building. County inspector has been out to the location finding it is already ADA accessible. We happily will comply with all county code, ADA, and

whatever is needed for our hopeful community recreational center. The denial letter is more needing clarification not argued. We do not have any reason to have spectator seating, rather a mother, father, grandparent attend with there child as they participate in a club, league or adaptive activity.

Within the four walls of this recreational center, we have 3 batting cages for baseball and softball. A youth sized field for soccer and lacrosse. A strength and conditioning gym. 2 golf lanes for chipping or putting. And a sprinting lane that is multi-purpose for baby gym, senior walk, mornings that make rehab and walking safe and non-slippery turf. We went to companies that are well versed in community and collegiate rec centers for all turf and equipment for the well being of the integrity of quality and safety of our community members.

We are simply arguing that indoor is more beneficial in this space that an another outdoor facility. While we happily comply with whatever needs to be done to be up to code in our county. Is outdoor more beneficial in the winter months than indoor? We know the answer is no, so what do we have to do prove the best place for indoor recreation in Teton County is in a already existing building that may have gone vacant for the rest of its time, not on the main drag of the highway clogging more traffic, keeping our youth off the winter highways going to Jackson or Rexburg, in a location already zoned rec, just asking we do it indoor.

I will attach pictures, and site maps of parking, and pictures of the things we have already started on from list from the inspector and building department.