

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: Aaron Hansen, Kody Hill, Blaine Ball and Mayor Brent Schindler. Mandy Rasmusen is absent. Also in attendance: City Attorney Bart Birch.

Mayor Schindler reminded everyone that the reason the meeting was scheduled to start at 6, was so that we could accommodate the council and staff who will be traveling to the AIC conference Boise after the meeting.

PUBLIC COMMENT:

No public present asked to comment.

PUBLIC HEARING:

- Rezone Ordinance 2026-03 and Conditional Use Permit Application, Calder (7PM)

Joe Calder spoke briefly towards the rezone request and stated that he that he is excited to have a new, nice and clean business within Tetonia for his proposed boutique nursery.

No other public present asked to speak about this project.

ACTION ITEMS

Rezone Ordinance 2026-03 and Conditional Use Permit Application, Calder

Discussion was made and details were clarified regarding this rezone application.

Rezone. Hill moves to approve the rezone of the property described within this report, including the alley to the east and surrounding Right of Way (ROW) to be rezoned from R-1 to C-1 based on the finding that the rezone would support the Comprehensive Plan by providing commercial use near downtown that aligns with the Land Use Map for future growth. The approval is conditioned on the following:

1. The associated Conditional Use Permit shall be approved and a Business License for the boutique nursery shall be issued within 1 year from the date of the Rezone approval. If not, then the rezone shall revert to R-1. Ball seconds. Motion passed.

Hill moves to waive the rules and read Ordinance 2026-03 by title only. Hansen seconds. Motion approved.

By Roll Call: Ball, Hill, Hansen, motion approved unanimously.

By Roll Call vote: Hansen, Hill, Ball. Motion passed unanimously.

Ball moves to approve 2026-03 and reads by title only: Hill seconds.
Hill, Hansen, Ball, motion approved.

Condition Use Permit. Ball moves to confirm the action of the Planning and Zoning Commission to approve the Conditional Use Permit for the boutique plant nursery based on the findings that the use meets applicable criteria as described in the Notice of Decision of the following conditions are met:

1. All outdoor mechanical equipment shall be screened through fencing and/or landscaping as required by the Land Use Code.
2. The site plan improvements and building shall be reviewed through Design Review prior to a business License being issued.
3. The comments and requirements identified in the letter by the City Engineer shall be complied with at time of Business License issuance.

Hill seconds. Motion approved.

By roll call vote: Hill- Yes, Ball- Yes, Hansen -Yes. Motion approved unanimously.

Land Use Amendment Food Truck/Food Court, Ordinance 2026-04, Ortiz - Action

Comments were made that the applicant does not have a preference on whether or not this is continued and that there is no longer a driver to the code amendment application.

Several months of staff and applicant time have been invested on this topic and discussion was made as to whether or not to pursue.

Hansen moves to table this topic until an applicant chooses to continue. Hill seconds. Motion approved unanimously.

Annexation Ordinance 2026-01 – Action

This topic was reviewed in May and was tabled. After the owner and applicant were told of this, the City staff was given ITD and other undocumented information as to why the property in question has 2 driveways and more information was given as to why this should be allowed.

Ball Move to waive the rules and read Ordinance 2026-01 by title only. Hansen seconds. Motion approved.

AN ORDINANCE DETERMINING THAT CERTAIN LAND LIES CONTIGUOUS OR ADJACENT TO THE CITY LIMITS OF THE CITY OF TETONIA, IDAHO, COUNTY OF TETON, STATE OF IDAHO, AS A PART OF AND

SUBJECT TO REGULATION BY THE CITY OF TETONIA, AND DECLARING SAID LAND BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF TETONIA, TETON COUNTY, IDAHO; ESTABLISHING THE ZONING DESIGNATION OF SAID LAND; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HERewith; AND DIRECTING THE CITY CLERK TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF TETONIA, IDAHO; AND TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH TETON COUNTY AND THE STATE TAX COMMISSION OF THE STATE OF IDAHO, PURSUANT TO IDAHO CODE SECTION 63-215.

By Roll Call vote: Hansen, Hill, Ball. Motion passed unanimously.

Rodeo Committee Vacancy- Action

Mayor Schindler suggested that this topic should be postponed until more information can be gathered.

Teton Valley Parks and Recreation Board Appointment- Action

Discussion followed of needing one councilman and one citizen to be selected as Teton representatives for the Teton Valley Parks and Recreation Board.

Ball moves to nominate and approve Councilman Hansen as the Teton representative. Hill seconds. Motion approved unanimously.

Each Council member was asked to pass one suggestion to the Mayor of a Teton AOI resident or other City resident that may be interested in becoming a Teton representative.

CONSENT AGENDA

- May Claims-
 - Request was made to follow up on the Berry Oil invoice and the fuel that was used at the Rodeo Grounds totaling \$1447.87.

Ball moves to approve the claims as presented withholding the Berry Oil invoice until further information can be confirmed. Hill seconds. Motion passed.

- May Minutes-
 - Hansen moves to approve the May minutes as presented with clerical edits. Hill seconds. Ball opposed due to absence. Motion passed 2-1.
- Past due accounts were postponed until the next meeting.
- Staff reports were presented and reviewed.

ENFORCEMENTS, COMPLIANCE UPDATES

No updates were made at this time.

DISCUSSION

Mayors Updates-

- Just today, Jared Pfifer recommended someone within the Tetonia AOI, Kat Brand as an option to be the Tetonia Housing Authority Representative. She will come to the next meeting in July for final approval.

EXECUTIVE SESSION

Hansen moves to go into executive session per Idaho Code 74-206 to discuss pending litigation and personnel matters.

Ball-Yes, Hansen- Yes, Hill- Yes,

ADJOURN MEETING

Hill moves to adjourn the meeting. Hansen seconds. Motion passed.

Meeting adjourned at 7:45 pm.

Brent Schindler, Mayor

Attest: _____
Jacquelyn M Beard, City Clerk