



Sharon Fox <sfox@co.teton.id.us>

RE: Conditional Use Permit for K'Lea Broadbent building.

John Bishop [REDACTED]
To: pz@co.teton.id.us

Fri, Jul 24, 2020 at 8:54 PM

I support her application. I think this is a lovely building, well built and fits in well with the neighborhood character.

Victor needs such a facility. I feel their proposed 'use' fits in well with the locale and is an improvement on the present uses in this neighborhood.

John**John T. Bishop**

Responsible Broker
Bishop's Realty
307-690-7979 (cell)
www.BishopsRealty.com



Sharon Fox <sfox@co.teton.id.us>

Permit in Victor

1 message

page bingham [REDACTED] >
To: pz@co.teton.id.us

Mon, Aug 3, 2020 at 6:34 PM

To Whom It May Concern,

My name is Page Bingham and I live in Jackson, WY. I am writing on the behalf of K'Lea Andreas in support of her getting a conditional use permit for her barn In Victor, ID.

I spent a wonderful weekend at K' Lea's barn at 8046 Alchemy Ave this past fall for a meditation retreat. It was not only beautiful but an incredibly special and serene place to learn and meditate. There are not too many of those in the Jackson/ victor area. It's a very special place.

All Best,

Page Bingham

--

Page Bingham
[REDACTED]



Sharon Fox <sfox@co.teton.id.us>

8046 Alchemy Ave/Conditional Use Permit/Public Comment

Taylor Cook [REDACTED] >
To: pz@co.teton.id.us

Fri, Jul 24, 2020 at 3:19 PM

Hi Commissioners,

My name is Taylor Cook and I'm homeowner in the Brookside Hollow Subdivision.

I have no real concern for what is being proposed as long as Conditions are made with the Conditional Use Permit for an "Educational Institution" that address appropriate hours of operations, as to not disturb the neighbors that back up to the property in the Brookside Hollow Subdivision.

I would also hope that the Commissioners consider noise levels, if there are going to be any outdoor events associated with the Educational Institution Use and condition the permit as they see appropriate to address that issue.

Thanks for your time and stay safe.

Sincerely,
Taylor R. Cook



Sharon Fox <sfox@co.teton.id.us>

Educational Conditional Use Permit

Reply-To: [REDACTED] >
To: "pz@co.teton.id.us" <pz@co.teton.id.us>

Wed, Jul 29, 2020 at 7:58 AM

July 29, 2020

To whom it may concern:

We are writing on behalf of K'Lea Andreas, who is applying for an Educational Conditional Use Permit, in Victor Idaho. We have known K'Lea for thirty years and have experienced her exceptional teaching and therapeutic work over the years.

Having her in the community providing small classes, workshops and personal sessions is a true asset for this community and the surrounding area. She has extensive teaching experience and the ability to provide a healing environment in the new building that is so fitting for this community. She has taken extensive time to plan, build and develop a community space for herself and other to benefit from.

We could only hope, that the town of Victor would see this opportunity as an asset to the community, and approve the permit K'Lea is requesting, for the greater good of Victor and the outlining area.

Sincerely,

Peter & Stacey Ehlers



Sharon Fox <sfox@co.teton.id.us>

Andreas Conditional Use Permit

General Laundry Co. [REDACTED]
To: "pz@co.teton.id.us" <pz@co.teton.id.us>

Mon, Aug 3, 2020 at 10:52 AM

To Whom It Concerns;

I am writing on behalf of the conditional use permit applied for by K'lea Andreas at 8046 Alchemy Ave in Victor.

I am writing as a friend and have known K'lea since 2009 when we became neighbors in Teton Springs. I am also writing as a Victor business owner of General Laundry.

K'lea is always a calming person and I can only envision her business as an asset to Victor, the Teton Valley and her network of clients, in this stressful and uncertain time we all find ourselves in.

On many occasions my husband Kevin Hinkley and I have ridden our tandem bicycle past the new building designated for her business. It is in keeping with other visible buildings along Cedron whether residential, agricultural or commercial. I would not expect her business to be overwhelmed with parking concerns and her traffic impact to be minimal. If it were to be the case for larger attendance of a workshop there are easy park and ride share options within downtown Victor for guest parking.

I encourage you to approve the Conditional Use Permit, that K'lea Andreas has applied for.

Sincerely,
Debra Grove
General Laundry
220 So Main St
Victor, ID 83455
[REDACTED]

--
Thank you,

Kevin Hinkley
General Laundry
Victor, Idaho
[REDACTED]



Sharon Fox <sfox@co.teton.id.us>

Educational Conditional Use Permit for K'Lea Andreas

Susan <[REDACTED]>
To: pz@co.teton.id.us

Mon, Aug 3, 2020 at 12:41 PM

Greetings:

My name is Susan Juvelier. I am a psychotherapist, living in Jackson since 1974. I am writing to support the granting of an Educational Conditional Use Permit to K'Lea Andreas.

I have known K'Lea for almost thirty years. I had occasion to attend a number of her trainings when they were offered in Jackson. I found these trainings beneficial for my mental and physical wellbeing. As well, I have used the training to inform my professional practice. I hope that residents of Teton Valley can learn from K'Lea and enrich their own lives.

Thank you for considering her petition.

Sincerely,
Susan Juvelier

Sent from my iPad



Sharon Fox <sfox@co.teton.id.us>

K'Lea Andreas: Application for Educational Conditional Use Permit

1 message

heART & Soul Transformation Tara Lee <[REDACTED]>
To: pz@co.teton.id.us

Mon, Aug 3, 2020 at 4:15 PM

To Whom It May Concern,

I am writing in support of K'Lea Andreas' application for an education conditional use permit for her building located at 8046 Alchemy Ave, Victor, Idaho.

My business, heART & Soul Transformation is located in Idaho Falls, Idaho. I am an Artist, Soul Coach, and Hypnotherapist who specializes in the art of mind/body/spirit transformation as I utilize various energy healing modalities. In 2019, I attended several small gatherings that were held in this lovely space for the therapeutic purpose of healing the mind, body, and spirit. I found the experiences to enrich my life personally and believe that any educational offerings held in this space would uplift and enhance the lives of local community members as well as touch lives in surrounding communities.

K'Lea Andreas is a talented teacher and lovely host, I have confidence that she would offer unique educational events that would inspire healing and be aligned with other businesses and the community as a whole.

In addition, I found the building and parking available to fit in nicely with the residential/farm community on Cedron Avenue. The experience was designed to be small in numbers with traffic and flow in and out of the building to be non disruptive to other businesses and residential neighbors.

I encourage you to grant her the necessary educational conditional use permit.

With Gratitude,

Tara Lee
heART & Soul Transformation
Idaho Falls, Idaho
[REDACTED]



Sharon Fox <sfox@co.teton.id.us>

Approving Application for Klea Andreas

JoAnne Lucey <[REDACTED]>
To: pz@co.teton.id.us

Thu, Jul 30, 2020 at 8:27 AM

To the Planning & Zoning Committee:

I am writing on behalf of Klea Andreas to have her Educational Conditional Use Permit granted for the use of her building in Victor.

She is an outstanding citizen and her offerings inside the building will be of use to the entire county. Please consider the granting of this permit.

Thank you,
JoAnne Lucey



Sharon Fox <sfox@co.teton.id.us>

Educational Conditional Use Permit on Cedron Ln.

1 message

Michelle McCormick >

To: pz@co.teton.id.us

Sat, Jul 25, 2020 at 6:58 PM

Dear Planning Department,

I am writing to you in regard to a request from K'Lea Andreas for an Education Conditional Use Permit on Cedron Lane.

I have known K'Lea for over 30 years, as a body worker, a therapeutic movement facilitator, and dear friend. I can vouch that K'Lea is an honest person who has great respect for others and regard for community. K'Lea's is conscientious, honest, kind, compassionate, and caring. Her practice operates optimally with small group or individual attendance. Traffic impact would be very light. The overall impact on the neighborhood would be very light as well. Students traveling to the facility would travel through downtown Victor to shop in the market, eat in the restaurants, and enjoy the beauty that Victor has to offer.

I urge you to grant this permit.

Be well,
Michelle



Sharon Fox <sfox@co.teton.id.us>

In support of K'Lea Andreas Educational Conditional Use Permit

1 message

Ann McRill [REDACTED] >

Mon, Aug 3, 2020 at 4:52 PM

To: pz@co.teton.id.us

To the decision makers at Teton County zoning:

I am writing in support of K'Lea Andreas and her beautiful educational space located at 8046 Alchemy Ave., Victor, ID.

I had the pleasure of taking a day long Yoga retreat at the space. It is a beautiful well designed building that will attract many people to come for educational classes. The quality of the building is outstanding, and will attract peaceful seekers of knowledge and health. I met K'Lea, she is a creative, thoughtful, artistic woman with a vision. It has been her dream to create an inviting venue where people can gather and learn. She has built the place, but must have the conditional permit to use it as intended.

The exterior of the building fits in well with the surrounding neighborhood, and the space itself can be utilized as a community gathering space for many different uses. This space, and the ability to use it for educational purposes, will only enhance the neighborhood. How many community gathering spaces are there in the vicinity? The use of this space, and her purposes for its use can only be an asset for the health and connection of the surrounding community.

Please allow her to use it as intended, to be a peaceful place where knowledge seekers and gather. I know that your job in zoning is to judge what will enhance, not detract from the neighborhood. Please know that I believe whole heartedly that her building will only make the community more appealing for those that want to live there, and will attract people from other counties to generate income for Teton County.

Thank you for listening,
Ann McRill
[2055 Cascade Dr](#)
[Idaho Falls, ID 83401](#)

Hello, My name is Debra McSwain,
I work with the Wyo. Dept. of Health as
a job coach for Special Needs individuals
and as a Massage Therapist.

I have known K'Jea Andreas for 30 years,
She has been my friend, mentor and teacher
for many years. She has helped me
become more aware of my emotions and
body in a healing and therapeutic way,
she is respectful, kind and truthful.

The Space she has created is perfect and
fits in with her neighborhood, it is
completely unobtrusive. She is an honorable
member of her community. I support
K'Jea's educational Use Permit.

Sincerely, Debra McSwain

RECEIVED
8-3-11



Sharon Fox <sfox@co.teton.id.us>

K'Lea Andreas

1 message

Irene Mellion <[REDACTED]>
To: pz@co.teton.id.us

Mon, Aug 3, 2020 at 3:09 PM

To whom it may concern:

I am writing to support K'Lea Andreas' application for an educational conditional use permit for her building at 8046 Alchemy Ave. in Victor, ID.

I have been to her building and it seems to blend nicely with other buildings in the neighborhood

I encourage you to grant her the necessary use permit.

Irene Mellion

Irene Mellion
POB 728
Teton Village WY 83025
[REDACTED]



Sharon Fox <sfox@co.teton.id.us>

Support for Educational Conditional Use Permit for K'Lea Andreas

1 message

Ralph Mossman <[REDACTED]>

Sat, Aug 1, 2020 at 4:33 PM

To: pz@co.teton.id.us

Cc: KLea Andreas <[REDACTED]>

Hi,

As someone who has know K'Lea Andreas for many years, and has received therapy from her, and seen the building for which this permit is requested, I would like to express my support for the issuance of an Educational Conditional Use Permit at this location. The building itself is well designed and seems appropriate for the neighborhood.

As a City Council member in Driggs, and as the owner of a business with a Conditional Use Permit myself, I also understand that Conditional Use Permits are generally granted with Conditions, and I certainly believe that is appropriate in this location as well. I also believe that any conditions imposed need to be easily verified, and directed towards possible impacts to the neighborhood, rather than what is going on inside the building. By that I mean that it makes more sense to place conditions on the number of vehicles present for example, which can impact neighbors, than on the number of people present. From my own experience, those types of conditions need to apply most of the time, but not all. In other words, it is reasonable to limit the number of cars parked to a small number most of the time, and a larger number several times a year. This closely resembles a residence, in which there is a mostly a limited amount of traffic, but occasionally more. Another consideration for conditions imposed might be hours of operation, but again with room for several exceptions, just like a residence.

Thanks,
Ralph Mossman
246 N 5th St
Driggs, ID 83422
[REDACTED]



Sharon Fox <sfox@co.teton.id.us>

support for Conditional Use permit for Rob and K'Lea Andreas

1 message

Mary Mullaney <[REDACTED]>

Fri, Jul 31, 2020 at 6:58 PM

To: pz@co.teton.id.us

To: County Planning and Zoning Board:

I am writing in support of the application for Educational Conditional Use Permit, applied for by Rob and K'Lea Andreas for their building location at 8046 Alchemy Ave, on the Cedron Road.

I have known the applicants for close to 30 years during which time K'lea has offered many small scale educational workshops in the healing and therapeutic realm. The type of educational, therapeutic work she will offer in the building is quite specific and offered to small groups and/or individuals only and therefore the traffic (coming and going, parking) will be in small numbers and should have little impact in terms of noise in the neighborhood. Because I know Rob and K'lea personally I am certain they will respect and dialogue with neighbors if any concerns arise, although I don't expect that any will because of the low key nature of the business.

Additionally, the building itself fits, visually into the neighborhood which has residential as well as agricultural structures.

I have resided in Driggs, Idaho for 33 years and have a small glassblowing/craft business in Driggs proper.

I encourage P and Z to approve the application.

Thank you,

Mary Mullaney

Planning and Zoning
150 Courthouse Drive - Room 107
Driggs, ID 83422

Dear Planning and Zoning,

I own 1341 W 8000 S, the property directly to the west of 8046 Alchemy Avenue owned by Rob Broadbent and K'Lea Andreas.

I am building a large residence for my family about 100 feet to the west of their building. K'Lea's building was completed prior to the beginning of my construction project and I chose to place my home as close to her building as allowable. I have discussed K'Lea's intentions for use and traffic with her and I have absolutely no issue with the amount of traffic her classes may generate.

I fully support K'Lea's request for an Educational Conditional use permit. I think her use is appropriate for the building and the location.

Sincerely,

Miguel Palafox
PO Box 10613
Jackson WY 83002



RECEIVED
8-3-20



Sharon Fox <sfox@co.teton.id.us>

Fwd: note re: conditional use permit for K'lea

turtlepopovich@aol.com <[REDACTED]>
Reply-To: "[REDACTED]" <[REDACTED]>
To: "pz@co.teton.id.us" <pz@co.teton.id.us>

Sun, Aug 2, 2020 at 8:48 PM

-----Original Message-----

From: [REDACTED]
To: [REDACTED]
Sent: Sun, Aug 2, 2020 8:45 pm
Subject: note re: conditional use permit for K'lea

to the planning and zoning committee,

This note is written in support of K'lea Andreas' application for a conditional use permit. I have known K'lea both professionally and personally for about 17 years. I have lived in teton valley for 30 years. My practice is called therapeutic bodywork and movement re-education, located in the same building as elements of health and two other practitioners, in driggs.

I have received a session from K'lea in her beautifully designed new space in victor. Attending numerous classes in visceral and neuromeningial manipulation with K'lea has shown me more of her incredible integrity and respect for people, especially in all aspects of her work. Her multi-faceted abilities in education and healing will continue to be of great benefit to all who participate.

The new building is in a great setting and location for the quiet, focused learning and healing that K'lea is planning on in this building. Wish it was in driggs !
Looking forward to her being able to expand her practice into the amazing space she has created in victor.

sincerely,

kathy popovich



Sharon Fox <sfox@co.teton.id.us>

Zoning. K'lea Andreas

1 message

Corey <[REDACTED]>

Mon, Aug 3, 2020 at 10:17 PM

To: pz@co.teton.id.us

To whom it may concern:

I am writing to support K'Lea Andreas' application for an educational conditional use permit for her building at 8046 Alchemy Ave. in Victor, ID.

She is an excellent teacher, facilitator and local business woman. I have been to her facility and observe it to blend in with surrounding area very modern inside in which she can use to facilitate various health seminars and modalities to a limited small group of people.

I encourage you to grant her the necessary use permit.

Appreciatively,
Corey S. Porch
Certified Occupational Therapist Liscence
Idaho Falls, Idaho
[REDACTED]

Sent from my iPhone



Sharon Fox <sfox@co.teton.id.us>

Educational Conditional Use Permit for K'Lea Andreas - Cedron

Skaggs Karen <[REDACTED]>
To: pz@co.teton.id.us
Cc: K'Lea <[REDACTED]>

Sat, Aug 1, 2020 at 10:26 PM

Dear Victor Planning Department,

I am writing to support the granting of an Educational Conditional Use Permit to K'Lea Andreas. I have known K'Lea for a minimum of 25 years and during this time have greatly benefited from her professional teaching abilities and therapeutic bodywork. She has invested years of study in her educational endeavors, integrated and embodied it and from this has skillfully developed classes for students that are interested in nervous system regulation, craniosacral therapy. K'Lea is a well educated, kind, caring person that is interested in the well being and health of the individual and community. Her classes would be a valuable asset to the Victor community.

Thank you for this consideration.

Karen Skaggs, LMP, CST
Jackson, WY
[REDACTED]

Planning and Zoning Commission
150 Courthouse Drive - Room 107
Driggs, ID 83422

26, July, 2020

Douglas L. Starks
136 village Way
Victor, ID 83455

Dear Members,

I am writing in support of Victor resident K'Lea Andreas's application for a 'Conditional Use Permit' at her new building off of Cedron Rd. west of Victor. I understand that any substantial use on a property as 'educational' must be considered as a 'Conditional Use Permit'. I would like to provide you with some information about myself, Ms. Andreas, and what I am familiar with regarding her intended use of the space referenced above, as well as my general perspective on the building, it's location, etc.

My family and I have been Idaho residents for about twelve years, and 'area' residents for over twenty years. I recently retired from Music Education following about twenty-five years teaching in AZ, MT, WY and ID. K'lea was a dedicated, hard working student of mine for several years, and then became a peer. This connection has spanned around twenty years, and I consider Ms. Andreas and her family as friends.

An aspect of our Teton Valley Community which renders it quite special is the variety and diversity of its residents. From farming to fermenting, fireworks to fishing, quad-lifts to quartets, biking to blowing glass, and "Music On Main", we all enjoy and benefit from -this bountiful blend of energetic individuals, interests, and talents. I believe we must do our best not only to acknowledge, but also to support this richness in order to sustain Teon Valley's uniqueness, which all begins with enthusiastic, highly driven individuals, such as K'Lea Andreas. In regards to the building, the exterior is plain, clean, and well maintained. It is neither an eye sore, nor an outlandish distraction. I'm sure K'Lea will enjoy ample client/pupil participation, however, given the overall rural size and county population, I would not think that her endeavors would attract the kind of numbers that would cause significant parking issues, and I understand many of her students would likely be individuals or small groups. As I have a friend on the west side of Teton Valley, I do occasionally travel on Cedron Rd. As you are probably aware, there is a wide variety of businesses, and residential housing

types from Victor proper, westward on Cedron. In fact, it would prove a challenge to accurately apply a categories beyond that of 'small business', and 'mixed residential' in my view. A small business with an educational element seems to me a positive addition to that area. As a Commission (committee), I know you have many 'sides' or aspects to all of the decisions you have to make -a difficult task by any measure. It is my hope that in the larger scope of numerous and more complex permit requests you, as a regulating board, grant Ms. Andreas what she requires to move forward with her educational, artistic, and business endeavors which she and her family have invested significantly. People with strengths and talent such as K'Lea, contribute a great deal to our community and help to make Teton County a very desirable place to live.

Thank you very much for your time and consideration on this matter, as well as for all other issues requiring your careful attention. I would be happy to provide any information I can at your request.

Sincerely,



Douglas L Starks

Music Educator (retired), Percussionist, Nature Photographer
Victor, Idaho





Sharon Fox <sfox@co.teton.id.us>

K'Lea Andreas application

Ned Thomas [REDACTED]

Sat, Aug 1, 2020 at 8:50 PM

To: "pz@co.teton.id.us" <pz@co.teton.id.us>

Cc: Ned Thomas [REDACTED], [REDACTED] <[REDACTED]>

Gary Armstrong
Planning Administrator

I am writing in support of the application from K'Lea Andreas for an educational Conditional Use Permit for her building on Cedron Road, Victor.

I am familiar with her work in helping people to become more personally aware of their body and mind and the interaction of the two. I have had the pleasure of working with K'Lea and would recommend her work to anyone. The location of her building seems to fit into the neighborhood and be an appropriate location for here work.

I have owed property in both Victor and Driggs for years and have always been interested in bringing new businesses into the area. Teton County needs more investment by people like K'Lea to grown ad prosper. Her business has the potential to bring in visitors from different areas who will add to the valley's economy.

Once again the addition of K'Lea Andreas' business to Victor is a real positive and I urge you to approval her conditional use permit.

Ned Thomas

E. J. Ned Thomas II
P. O. Box 1135
Jackson, Wyoming 83001

ned@ejtii.com
307-413-5200



Sharon Fox <sfox@co.teton.id.us>

In support of an educational use permit for Andreas

1 message

James Keith Warner Jr. [REDACTED]

Mon, Aug 3, 2020 at 2:39 PM

To: pz@co.teton.id.us

To whom it may concern:

I am writing to support K'Lea Andreas' application for an educational conditional use permit for her building at 8046 Alchemy Ave. in Victor, ID.

She is a creative teacher and host.

I encourage you to grant her the necessary use permit.

Appreciatively, James Warner
Jackson WY
[REDACTED]



Sharon Fox <sfox@co.teton.id.us>

In support of an educational use permit for Andreas

1 message

Lucinda Abbe <[REDACTED]>
To: pz@co.teton.id.us

Mon, Aug 3, 2020 at 2:45 PM

To whom it may concern:

I am writing regarding K'Lea Andreas' application for an Educational Conditional Use Permit for her building at 8046 Alchemy Ave. in Victor, ID. I wholly support her application, I have been in the building many times, and I feel it is in keeping with the neighborhood, which has both residential and commercial buildings, and I feel that the use that she intends will be of benefit to residents of Teton County, ID as well as us from Wyoming.

I have known K'Lea for about 20 years. I know her to be sincere, honest, respectful, as well as a great teacher. She takes pride in her work, always striving to be the best in her field. I have taken many of her classes over the years and have always found benefit from her great range of knowledge.

I recommend that you to grant her the necessary use permit, as I will be happy to benefit from the opportunities she will offer there..

Thanks for your consideration.

Lucinda Abbe
1540 Percheron Dr, Jackson, WY
[REDACTED]