

iCity of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
March 9, 2011
6:30pm

MEMBERS PRESENT: Rene Lusser (conducting), Rick Baldwin, Chris Valiante, and Ralph Mossman.

OTHERS PRESENT: Planning and Zoning Administrator Doug Self, Deputy Planning and Zoning Administrator Kreslyn Schuehler and various other community members.

1) Approval of Minutes

The Commission reviewed the minutes from February 9, 2011. Commissioner Mossman and Valiante made corrections to the minutes.

Commissioner Mossman made a motion to approve the minutes from February 9, 2011 as corrected. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor.

2) Discussion of Zoning Amendments

Land Use Tables – Motorsports Sales and Services

Mr. Self provided the Commission with an updated land use table. Some uses had been removed, as they were not likely to be in the City of Driggs or were uses that the city did not want. Mr. Self stated he grouped the remaining uses into categories with the more intensive uses at the bottom.

He asked the Commissioners to review the list before the next meeting and determine what uses should be allowed in each zone. He suggested not reviewing the current land use tables when determining this.

The types of impacts were reviewed. Mr. Self suggested that commercial sprawl should be taken into consideration to keep retail and commercial business in the downtown area and to ensure they not “leak down the highway.” The goals and purposes of each zone should also be updated, Mr. Self stated.

Commissioner Mossman felt that things that attracted flies and rodents were not included in the impacts. Mr. Self suggested that type of impact be incorporated into an odor and dust impact.

The Commissioners reviewed the information given on business registrations and the different types of businesses listed.

Agricultural Uses

The Commission reviewed public comments from Ben Eborn and Paul Forester. Commissioner Mossman felt the comments submitted by Ben Eborn were appropriate and valid. Mr. Eborn

stated that 10 square feet per bird should be discouraged, as there may be a lot of chicken wire cages that were too big for the intended use. Commissioner Mossman suggested that the minimum square footage per bird be reduced and include a minimum square footage for the containment area. He felt a minimum of 4 or 5 square feet per bird or a minimum of 20 square feet for the containment area, the greater of the two, would be sufficient. Mr. Self suggested a minimum of 10 square feet for the containment area, as most people would have more than two or three birds. Commissioner Mossman felt that 20 square feet should be required and Commissioner Lusser felt that 4 square feet per bird was sufficient as recommended by Mr. Eborn.

Discussion of covered cages began. Commissioner Valiante did not feel it was necessary and Commissioner Mossman felt it was not the city's responsibility to tell people how to control lice and mites.

Commissioner Lusser was concerned about birds at large. Mr. Self suggested adding that animals must be contained within the fence and on the owner's property and felt that no animal should be left to roam freely.

Commissioner Mossman felt that rabbits should be included in the ordinance. He questioned if they should be required to have a containment area as well as a coop. Mr. Self suggested adding them to the category, but not require them to have a containment area.

Mr. Eborn's comments about allowing two medium sized animals, instead of one, were discussed. Mr. Eborn felt that animals such as goats, pigs and sheep stay healthier when they weren't alone. Commissioner Mossman agreed that two animals should be allowed, if the property was no smaller than 20,000 square feet. Mr. Self suggested 150 square feet per animal keeping the 500 square feet containment area with a smaller space during spring to let pastures rest. Commissioner Mossman felt that a 500 square foot containment area should be the minimum requirement or 250 square feet for each animal.

Commissioner Baldwin questioned what category llamas were in. Mr. Self felt that llamas should be in a separate category to include miniature livestock between 250-500lbs, while alpacas should be included in the medium animal category. Commissioner Valiante felt that goats, sheep, alpacas and llamas should be in a category together.

The Commission discussed smaller containment areas for mud season and if this should be required. Mr. Self suggested using different terms to define the different areas such as a coral versus a pasture. He further suggested requiring a corral, with a maximum 500 square foot requirement, during the wet season.

Mr. Self stated that Council Member Dye requested the Commission provide the reasoning for not allowing cows in the city limits.

Commissioner Lusser began a discussion of the area of impact and if the ordinance should be enforced outside of the city limits. Mr. Self stated that the Commission could chose to limit the ordinance boundaries to the city limits, excluding the area of impact. Mr. Self reminded the

Commission that the current ordinance only allowed one animal per acre, including those properties in the area of impact.

Commissioner Mossman suggesting regulating larger animals by the zone a property is in. Mr. Self suggested changing the ordinance to be applicable to residential and non-agricultural zones.

Commissioner Mossman stated he was agreeable to adding cows to the ordinance. Mr. Self stated that there were no lots within subdivisions in the city limits that were less than an acre, minimizing the areas that cows could be.

Mr. Self further stated the requirement for covered housing should be deleted as he received many comments that that requirement was not needed. He further stated that a higher density could be allowed with a conditional use permit. He concluded the discussion by stating the Public Hearing would be held at the April meeting.

Discussion of Portable Signs

Commissioner Mossman felt there were too many portable signs and questioned if they were appropriate in the Central Business District. Mr. Self felt that was the only zone that portable signs should be in, as it was geared toward pedestrians. However, he felt there was a problem with portable signs trying to attract vehicle traffic. He further stated that portable signs should be placed behind the sidewalks.

Mr. Self suggested creating a pedestrian district overlay where portable signs would be allowed such as in the C1 (Neighborhood Commercial) and CBD (Central Business District) zones. He stated that at one time, portable signs were not allowed, but there was such an outcry from the public that they were allowed again.

Commissioner Mossman suggested that only retail stores be allowed a portable sign, excluding real estate business, etc. He also suggested charging for both sides of the sign, instead of just one, as is currently done.

Commissioner Mossman gave an update on the Outdoor Lighting Standards Committee stating they did not have a meeting in February. He stated Carl Jordan wanted to meet more often than once a month and he was unsure that would be possible.

Commissioner Ralph Mossman made a motion to adjourn. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor and the meeting was adjourned at 8:48pm.