

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
February 9, 2011
7:15pm

MEMBERS PRESENT: Rene Lusser (conducting), Rick Baldwin, Delwyn Jensen, 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 January 12, 2011. Commissioner Mossman and Baldwin made corrections to the minutes.

Commissioner Mossman made a motion to approve the minutes from January 12, 2011 as corrected. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor.

2) Sign Permit – Trappers (Tabled from 12-8-10 and 1-12-11)

The applicant revised the application and the portable sign would be 3 x 4. Kreslyn Schuehler stated that all other requirements had been met, providing they do not place their sign in the road as indicated on the proposed plan.

Commissioner Jensen made a motion to approve the sign permit for Trappers. Commissioner Mossman seconded the motion. The motion passed with all in favor.

3) Elect Chair / Co-Chair and Establish Regular Meeting Schedule

The Commission discussed the time of the meetings. Commissioner Jensen suggested changing the time to 6:30pm. The Commission agreed to the change and felt the meeting should remain on the second Wednesday of the month.

Commissioner Ralph Mossman nominated Commissioner Rene Lusser as Chairman. Commissioner Rick Baldwin seconded the motion. The motion passed with all in favor.

Commissioner Ralph Mossman nominated Commissioner Rick Baldwin as Co-Chair. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.

4) Discussion of Work Plan

Mr. Self suggested working on the zoning and sign ordinance amendments and commercial directional sign standards. If there was time before the review of the Comprehensive Plan in June, then the Commission could work on the subdivision ordinance.

Commissioner Mossman stated that the Outdoor Lighting Committee had met and toured the downtown area to review lighting. They would meet to begin discussing the regulations.

Mr. Self stated that Key Bank had not submitted a plan for the parking lot lighting as requested by the Commission, as they wanted to discuss the issue with their legal department. Commissioner Mossman felt that the initial luminance was much brighter than at the present time, according to measurements taken by Carl Jordan. Commissioner Jensen believed the bigger issue was the height of the pole, not the luminosity.

5) Discussion of Zoning Amendments

Land Use Tables – Motorsports Sales and Services

Mr. Self stated the reason for reviewing both the county and the city's land use tables were to ensure one was not too different from the other. Commissioner Lusser questioned the county zones compared to the city zones. Mr. Self stated that most of the commercial areas within the county were in the area of impact. All others were residential zones.

Commissioner Mossman questioned if the impacts of the uses such as dust, noise and traffic, could be categorized together. Commissioner Lusser stated that he felt the land uses were already arranged in a way as to be grouped based on their impact. Commissioner Mossman felt that when items were closely defined, other items would be left out, as it was impossible to come up with every use that could be applied for. He suggested making the uses more general and focus on the impacts, as this was what affected the community the most.

Mr. Self stated that the categories should be defined in a way that it would be clear for someone to understand if they were to open a business. Commissioner Valiante stated he like the idea of grouping the uses based on impacts, but felt that enforcement would be a challenge as the impacts may change as the business grew.

Mr. Self suggested that describing what each zone was supposed to achieve might be a better place to start. He further explained the different types of commercial zones. Commissioner Valiante questioned if R2 and R3 zones could be combined, as it did not appear there were many areas that were in the R2 zone.

Mr. Self stated there was several uses defined in the ordinance, but were not listed in a specific zone. He felt he was able to take the general discussion and move forward to present something to the Commission at the next meeting. He concluded by stating that during this process he would clearly define each zone.

Agricultural Uses

Mr. Self reviewed the changes made with the Commission.

Discussion of the setbacks for chickens, ducks, rabbits and similar animals began. Commissioner Lusser felt the setback should be from the property, not the nearest structure. Commissioner Valiante suggested the containment area could go to the property line but the coop must be setback from the nearest structure. Commissioner Lusser stated the containment yard could be up to the property line, so long as it was not within 25 feet of any building.

Sarah Kemper, a community member, made suggestions to the Commission. She felt that restricting the lot size and the number of animals was too cumbersome. Mr. Self stated that if there were not a maximum number of animals, there would be someone who would take it to the extreme and overload their property. Ms. Kemper suggested removing the requirement of one small animal per 1,500 square feet and set a limit per property.

Commissioner Mossman felt a maximum of 10 small animals be the limit. Ms. Kemper stated that generally 25 chickens are purchased at a time. Mr. Self suggested 13 chickens, which would allow approximately 8 eggs a day for a family.

Commissioner Jensen felt there were several areas in the ordinance that needed to be more defined or be removed. He suggested listing the animals and not categorizing them by weight.

A discussion of allowing the turkeys in the city began. Commissioner Valiante stated that he felt the amount of turkeys allowed should be cut in half. Commissioner Jensen stated the impact of animals on a smaller lot was larger and he suggested allowing 3 turkeys per lot.

Discussion of the requirements for the coop or shelter began. Commissioner Mossman felt that a bigger area should be allowed and suggested 15 square feet instead of 4 square feet of floor area. Mr. Self stated that was a minimum requirement and could be built bigger.

Commissioner Jensen recommended changing some of the language as he felt it would be hard to define and enforce.

Commissioner Mossman felt the minimum square footage required per animal should be increased so the operations do not appear to be commercial. The Commission agreed with keeping the minimum to 10 square feet.

The Commission began to discuss the requirements for goats, pigs, sheep and similar animals. It was determined that pigs should not be allowed in the city limits.

Commissioner Mossman felt the square footage per animal should be increased. It was determined the minimum square footage should be 500 square feet for this category of animal.

Commissioner Jensen felt that slaughtering small animals should be allowed outside and should not be required to be done inside a garage or other building.

Ms. Kemper was concerned that there was no minimum allowance of medium sized animals. Mr. Self suggested one medium sized animal per half acre. Commissioner Lusser felt that the requirements were fine as written, allowing 3 medium sized animals per acre.

The setbacks were discussed. The Commission agreed that covered housing should be setback 30 feet from the property line while the containment yard should be 15 feet from any dwelling.

Larger animals were discussed and it was determined that cows not be allowed within the city limits. Commissioner Mossman felt that the setbacks for large animals should be the same as for the medium sized animals.

Mr. Self explained the process for following through with a nuisance. Ms. Kemper felt it made more sense to tie the nuisance information for animals with the city nuisances. Commissioner Jensen felt the nuisances for animals be left as is.

Commissioner Jensen felt that slaughtering a small animal should not be required to be done in a garage or other building. He felt that it was cleaner to slaughter an animal outside.

Commissioner Mossman questioned the ability to sell animals and their products. The way the requirements were established, Commissioner Mossman felt that a restriction to sell animals or animal products would not create an impact. Commissioner Lusser discussed incidental sales, stating he did not feel the regulations should restrict the sales. Commissioner Jensen felt that if animals were allowed in the city, the city should allow owners to do what was intended with animals and that was to provide food.

Mr. Self would revise the ordinance for the next meeting.

6) Discussion of Portable Signs

The Commission decided to table this discussion until the next meeting.

Moose Creek Excavation

Mr. Self stated the property owners on Rodeo Drive that had been sent an enforcement letter had submitted a plan to screen the lot with wood fencing. That was unable to be done and the chain link fence erected did not screen the vehicles on the property. A cedar fence was now being proposed and would be completed by June 1, 2011.

Commissioner Ralph Mossman made a motion to adjourn. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor and the meeting was adjourned at 10:00pm.