

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
July 9, 2014
6:30pm

MEMBERS PRESENT: Rick Baldwin, Lindsey Love, Jen Calder

STAFF PRESENT: Ashley Koehler, Planning and Zoning Administrator & Tod Morris Planning Intern

PUBLIC PRESENT: Val Christensen, Mr. Christensen, Julie Stomper, & Gabe Rogel via phone

Rick Baldwin called meeting to order at 6:25pm, and asked for a review of the 5/14/14 and 6/11/14 minutes. Minutes from the May meeting were decided to be deferred until Commissioner Chris Valiante is present to approve. **Commissioner Lindsey Love motioned to approve the minutes from 6/11/14, Commissioner Rick Baldwin seconds motion. Motion passed with all in favor.**

1) Champlin/Nelson Boundary Line Adjustment. *Applicant-Christopher Champlin*

Ashley Koehler presented the proposal between Christopher Champlin and Peggy Nelson, as well as the ongoing discussions between the two, concerning Champlin's sheds extending across the property line. Both property owners and their attorneys have confirmed the proposed boundary. Planning and Zoning reviewed all new setbacks and found them in accordance with the City's standards, except for the structures along the north property line. This concern does not need to be addressed now, as it deals with a different property owner and separate boundary line adjustment survey.

Commissioner Calder made a motion to approve Champlin/ Nelson Boundary Line Adjustment with the condition that the County surveyor reviews and accepts the survey for accuracy. Commissioner Baldwin seconds motion. The motion passed with all in favor.

2) Rogel 2-lot Subdivision. *Applicant-Gabe Rogel.*

[Gabe Rogel joined the meeting via phone].

Ashley Koehler presented the staff report for the preliminary plat, explaining the location, zoning, access and special condition regarding property. Koehler stated that an earlier version of the preliminary plat was received on 5/18/14 and proposed 3 lots was the version sent out to service providers for review. The comments providers sent back were summarized and presented as listed in staff report, which included a bridge over Teton Creek as a major concern. Koehler mentioned previous conversations that she had with the property owner and their collective efforts to revise the plat so that it would no longer require said bridge. Koehler then discussed concerns with the new plat relating to development in floodplain, culvert construction and placement, accordance with the City's subdivision ordinance, water and septic service, timing of the road construction and future steps for conservation easement. With these outstanding issues still needing to be examined, the Planning and Zoning Staff recommended these issues be discussed in this current meeting and addressed again with P&Z before presented before city council.

Applicant Gabe Rogel commented on the photos presented in the staff report saying that photo 7 listed the location for the culvert, however he intends on crossing overflow channel at a much narrower location. Rogel mentioned that he has had personal discussions with the Fire Chief and he recommended "local road" specifications used for the County for accessing the two lots. Additionally Rogel's elimination of the proposed lot 3 alleviated many of the Fire Chief's concerns regarding the road.

Public Hearing

Public comment was received from Val Christensen, expressing the conflict between himself and the applicant regarding property ownership, his experience in area, and warned of building near Teton Creek and within a

floodplain. His concerns were echoed by Commissioner Baldwin, especially relating to the flood conditions of lot 1, and Baldwin cited the need for a professional evaluation of the area.

Commission discussed the recommended issues surrounding the property as requested by Koehler in the staff report.

- Timing for installation of private driveway and culverts to lot 1 and maintenance of the culverts. Commissioner Jen Calder recommends that the driveway and culvert be engineered now, but not require Rogel to build. By engineering now, she stated, we can see a plan for how the new driveway will be able to accommodate floodplain conditions. Commissioner Rick Baldwin added that if we get the requirements established now, and a future owner wishes to build, they will have the proper steps in place to build a safe and secure access road.

- Does P & Z consider this property appropriate for subdivision? Commissioner Jen Calder discussed septic versus connection to city sewer, and stated the need for the Health and Public Works Department to investigate options. If septic is deemed unsuitable, then it needs to be determined that connection to the city facilities is viable. Applicant Rogel commented that studies are underway assessing the viability for septic in the area. However, Rogel noted that some areas are unable to be tested because creek overflow, but seemed confident that within building envelope, septic could be established.

- Since the Zoning Ordinance does not specify any setbacks from the Teton Creek or floodplain, what setbacks does P & Z recommend? Commissioner Lindsey Love brought up a question regarding the setbacks shown in staff report and their accuracy. Koehler commented that the setbacks were not hard numbers, as the calculation had only been made using aerial imagery, and encouraged the idea of walking property with applicant. Commissioner Rick Baldwin commented that the 60ft setback from creek banks and the 20 ft setback from 100-year flood does not significantly alter the building envelope, and encouraged their adoption. Applicant Rogel concurred and stated they do not impact his original vision for the house.

- What additional information, if any, does P & Z request? Commissioner Lindsey Love was curious to know the timeline for conservation easement. Additionally Love requested more information regarding timeline for agencies updates of new conditions, especially septic. Commissioner Rick Baldwin reiterated that council needs to have the revised comments from service providers, before a decision can be made. An additional meeting can be held once there has been more feedback.

Commissioner Jen Calder states that there is no need to make motion.

- 3) Staff items: Updates regarding Code Studio and steps taken towards public outreach, and potential rescheduling of next meeting to August 13, 2014.

Commissioner Lindsey Love made to motion to adjourn, Commissioner Calder seconded motion. Meeting adjourned at 8:25 pm.

Approved by:

Rick Baldwin (Vice-Chair)

Date