

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
October 9, 2013
6:30pm

MEMBERS PRESENT: Delwyn Jensen (Chair), Rick Baldwin (Vice-Chair), Chris Valiante, Jen Calder, and Lindsey Love

STAFF PRESENT: Ashley Koehler, Planning and Zoning Administrator

PUBLIC PRESENT: Chris Champlin

Chairman Delwyn Jensen called the meeting to order at 6:30pm.

Review of meeting minutes from September 11, 2013. **Commissioner Jen Calder motioned to approve the minutes of 9/11/13. Commissioner Rick Baldwin 2nd the motion. Motion passed with all in favor.**

1) Boundary Line Adjustment for Block 3, Lot 5 and 6 of the Driggs Annex located at 90 S Short St. Applicants- Chris Champlin and Shirla Franz

Ashley Koehler stated that the boundary adjustment so that the sheds located on Champlin's property will be able to meet setbacks on the north property line. Champlin received a zoning violation letter for the setback violation and responded by submitting for a boundary line adjustment. Koehler identified the new setbacks, but recommended that the proposed property line be revised so that the Franz home will still be able to maintain a 10' setback.

Commissioner Baldwin made a motion to approve the Boundary Line Adjustment with two conditions: 1. Amend the location of the affected boundary line so that the home on Franz's lot maintains at least a 10' side setback; and 2. Include a signature block on the plat for the County surveyor to review the plat for accuracy. Commissioner Valiante 2nd the motion. Motion passed unanimously.

2) Public Hearing/Possible Recommendation: Zoning Ordinance Amendment to revise Title 9, Chapters 1, 3, and 5-8 of the Zoning Ordinance for the purpose of modifying permitted land uses in all zones. Staff- Ashley Koehler, Planning & Zoning Administrator

Koehler gave a background of work and meetings leading up to this version of the Land Use Table. The purpose is to audit the current land use regulations in preparation for the model Form Based Code that Code Studio will prepare for the region. It also calls out some uses that should be amended now, rather than wait for the model code in the spring. She explained the legend on the table and what each column means, including the land uses, zones, source of the definition of each land use, additional references or regulations in the code, and if Staff or Code Studio should identify additional standards. Uses listed in bold are recent or proposed land uses in Driggs that Staff has processed permits for or gave out zoning information to prospective users. The uses in bold could be considered as higher priority for pursuing ordinance amendments now, specifically for food and beverage. A webpage has been created for this project and a public hearing notice posted, however Koehler did not recommend that P&Z take any action at this meeting, instead this is an introduction to the public.

Chair Delwyn Jensen requested that Staff reach out to Council and the Mayor so they are present at future public hearings and understand the ordinance amendments. Also to reach out to businesses and let them know about this. Commissioners discussed the land uses that were not color coded and discussed each of the uses in bold.

Discussion on a variety of tables and maps that could be assembled to make the information easier to understand. P&Z asked Staff to consider versions of the Land Use Table for each category, changes from the current ordinance, and a map that lists the allowed uses. Staff should also reach out to businesses, especially any businesses that may become non-conforming as a result of the amendments. P&Z concluded that the next meeting would be appropriate to review an ordinance to amend the regulations for Food & Beverage uses and potentially others if those businesses or users step forward in the meantime. Also, Staff and P&Z should do what they can to reach out to residents and businesses to make sure they are aware of these changes and weigh in.

3) Commissioner/Staff Comments

Koehler informed the Commission that the planning consultant, Code Studio, will be in Teton Valley in November to present their findings from this summer's workshops. A meeting is planned with Victor City Council that the Commission will be invited to.

Koehler reported on recent off-premise portable sign enforcement. It stemmed from a complaint received by a business owner on Main St. Several businesses that are located off Main St are upset that they are no longer permitted to have a sign on Main St and ask that the City consider amendments to the Sign ordinance. Commissioners discussed past conversations regarding his topic and found it difficult to find a solution at that time. Commissioners directed Staff to look at other communities and request that the affected businesses propose ideas to Staff and bring ideas back to a future meeting.

Commissioner Valiante made a motion to adjourn at 8:20pm. Commissioner Calder 2nd the motion. The motion passed with all in favor.

Approved by:

Delwyn Jensen (Chair)

Date