

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD IN COUNCIL CHAMBERS
March 23, 2016
6:30PM

MEMBERS PRESENT: Lindsey Love, Douglas Rey, Chris Valiante, Grant Wilson, and Larry Young
STAFF PRESENT: Annie Decker, Planning and Grants Technician and Ashley Koehler, Planning and Zoning Administrator
PUBLIC PRESENT: Arnold Woolstenhulme

Chris Valiante called the meeting to order at 6:30 PM.

1. Approval of Meeting Minutes from March 9, 2016

Commissioner Young motioned to approve the minutes from 3-9-16. Commissioner Rey 2nd the motion. Motion passed with all in favor.

2. Lot Split at 240 E Little Ave – AW Engineering / The Raymond Vetsch Trust

Koehler presented the Staff Report and explained the need for an aproned 30' access onto the Right of Way as required by the Zoning Ordinance. Koehler explained that the Public Works Director did have concerns about the future water connection needed for the rear lot and that a significant cut into the street would be required at the time that connection is pursued. In addition, the Public Works Director expressed concern regarding the removal of trees to make the 15' access usable and the fact that currently snow sheds off of the roof of the existing garage which then collects exactly where the proposed 15' access easement is located. Koehler explained that those comments will be the concern of the future developer of the rear lot and that storm water collection is the responsibility of the front lot owner when it comes time that a developer hopes to use the rear lot access.

Commissioner Wilson expressed the same concern that the access might be too narrow, especially in winter and Commissioner Valiante wondered what that effect of the 30' apron would be on the existing driveway. Koehler explained that the Fire District and Public Works Department reviewed the proposed driveway access and approved it as per required standards although they did share some of the same practical concerns. In addition, Koehler explained that the 30' apron would likely require the consolidation of the existing and proposed driveway which is the preference of the Public Works Department at this time. Koehler again explained that a lot of those questions will be the responsibility of any future developer(s) to work out. Commissioner Rey wanted to ensure that any other utility easements needed for service to the property were addressed. Koehler explained that the access easement for the proposed rear lot is listed as an access and utility easement and that a staff recommended condition of approval is that a private sewer easement be recorded for the sewer service line that runs through the rear lot to the midblock sewer on the south. Koehler explained that the city typically does not get involved in private easements but a recommendation to record one is appropriate when a land use application is brought to the city.

Commissioner Love expressed concern that the 30' apron to meet the access requirement in the Zoning Ordinance is unnecessary. Commissioner Valiante confirmed with staff that this access requirement has

been reduced in the proposed Land Use Code. Commissioner Love stated she preferred that P&Z find that the 30' access requirement does not apply in the case of this project.

Commissioner Young motioned to approve the Lot Split for the lot at 240 E Little Ave, owned by the Raymond Vetsch Trust, with the following conditions:

- 1. The city sewer easement location and Instrument number shall be shown and referenced on the survey.**
- 2. An easement through Parcel 2 to benefit Parcel 1 shall be prepared to acknowledge the private sewer line connection.**

In addition, the Planning and Zoning Commission finds that the 30' frontage requirement for access as listed in Title 9 Chapter 3 Section 2 of the City Code (the Zoning Ordinance) does not apply to this flag lot project.

Commissioner Love 2nd the motion. Motion passed with all in favor.

3. Discussion on Land Use Code Article 9 Division 3: Airport Overlay and associated proposed zoning - Staff

Koehler explained that the City has an existing Airport Master Plan that was approved by the FAA in 2013 which includes its own zoning and use standards that have yet to be included in the City's Zoning Ordinance. Staff would like to ensure that these standards are incorporated into the Land Use Code appropriately as they are in place to ensure safety and proper uses specific to properties adjacent to the airport. Staff's recommendation at this time is to include the codified standards from the Airport Master Plan into Division 9.3 of the proposed Land Use Code. Koehler explained that many of the zones and standards tie directly to distance from the runway. The proposed underlying city zoning of the majority of the airport is IL (Light Industrial) with some CH (Heavy Commercial) around the perimeter to the W / NW. These zones would be added specifically to 9.3 with an associated, more detailed map specific to the airport and adjacent land. Koehler had specific questions for P&Z including the appropriate size standard for accessory apartments in hangars and the clarification that aviation easements only be required for Land Use applications (not with all building permits, etc).

The commission discussed appropriate standards for hangar apartments keeping in mind the intended use for such spaces. The Commission requested that staff discuss some options for wording of the definition of apartment vs overnight bedroom with the Airport Board but were generally comfortable holding a public hearing on this updated Division once the Airport Board had an opportunity to review and comment.

4. Staff Items

a. Consider April 27, 2016 P&Z Meeting Date

Staff explained that a 4/27/16 meeting would allow enough time to adequately notice a Public Hearing on the updates to Division 9.3 of the proposed Land Use Code before May when staff hopes to the Code to Council for work sessions. Some Commissioners expressed that they may be available once staff determines if the regularly scheduled 4/13/16 meeting would take place as well or move all agenda items to 4/27/16. The Commission also expressed interest in a 5/4/16 meeting if necessary instead of the regularly scheduled 5/11/16 meeting. Staff will follow up.

Commissioner Young motioned to adjourn. Commissioner Wilson 2nd. All in favor. Meeting adjourned at 7:26PM

Chris Valiante, Chair