

**City of Driggs**  
**PLANNING AND ZONING COMMISSION MEETING**  
**MINUTES**  
MEETING HELD AT CITY HALL  
**June 11, 2014**  
**6:30pm**

**MEMBERS PRESENT:** Rick Baldwin, Lindsey Love, Chris Valiante  
**STAFF PRESENT:** Ashley Koehler, Planning and Zoning Administrator  
**PUBLIC PRESENT:** Craig, Lee Einsweiler (Code Studio) via phone

**1) Work Session: Review draft of the Teton Valley Model Code prepared by Code Studio.** Ashley Koehler presented the background to the model code project and status to-date, including a summary of the public meetings from summer 2013 and the land use audit in fall 2013. Lee Einsweiler joined the meeting via phone to present the draft to the commission. Einsweiler recommended that P&Z review to the conversion table to see how the current zoning is converted to the proposed zones. Einsweiler referred to the RS-7 zone as an example, explaining housing types and setbacks and how to read the Code. Specifically, explaining the rear setbacks when it abuts an alley- 4' or 20'. At 4' it would not allow for parking at all and at 20' it would. The goal is build up housing stock around downtown by-right instead of going through the review process and obtaining permits.

Discussion on the Commercial Zone: No setback, instead a "build-to" of 5 feet. Example is US Bank in the proposed CX zone, which has a 10-foot setback. The "build-to" requirement can be met by other buildings on site, rather than the entire Broulims building meeting the 10' setback.

Industrial (IX) Zone: Minimum of 5-foot setback.

Civic (CIV) Zone: Has more flexibility. Example is the county courthouse that has a greater setback and green space.

Land Use Table (pg7-8): Einsweiler explained that he grouped uses that can be regulated similarly and then broke them out on the use table. The goal is to try to allow as many uses by-right as possible. The final version in document will be auto bookmarked so it will be user-friendly. There are several zones in the Model Code that are not used for Driggs, but Einsweiler recommended that Driggs consider keeping zones in code, but not on the map.

Commissioner Chris Valiante asked for further explanation on the Park and Civic Zones because they are new. Einsweiler explained that in some cases, churches buy surrounding residential lots for parking lots. This new zone would prevent that. A Recreation/Park Zone acknowledges that it is a park. Koehler added that the City Park is not city owned and owned by the adjacent church. Einsweiler further explained that some recreation/conservation zones are that way because of wetlands that have been mapped.

Commissioner Rick Baldwin asked if Civic Zoning would be appropriate around the public school. Discussion on P&Z being as bold as they can for this first draft, especially for Future Land Use Map in the Comprehensive Plan, because we can always change it in the future. For Commercial Zones, we need to be as broad as possible and focus more on form. A good example is a bakery on the corner serving

pastries and a large warehouse with trucks daily. If we get the form right, then we can be more flexible on what goes on inside the building. We may want to require retail on the first floor.

Discussion on existing building forms and using the Colter Building as an example for a default. Consider removing “single story shop front” as an option in the CBD equivalent zone. It is about “character creation”, to focus on the building, not use. Einsweiler reiterated that the next Code version of this will be one just for Driggs and include standards for parking, landscaping, lighting standards, and codify some of the design standards into zoning. Comments on the imagery and avoiding confusion.

*[Lee Einsweiler left the meeting via phone]*

Discussion from P&Z on the Code. Comments include:

- Review the commercial zones for residential uses
- Lower minimum lot size in NX to allow more housing options; make it the same as RS-5 Zone.
- Too many zones.
- Keep multi-family zones as floating zones
- Concern about the look of the south gateway. Consider east of substation and west of Broulins as industrial?
- Is RS-5 too dense? May be okay considering the max lot coverage.
- NX zone may be too large, considering the amount of vacant space on Main St that is still available.
- CX zone should not permit townhomes if it is the zone including Broulins.

**Commissioner Love made a motion to adjourn. Commissioner Valiante seconded the motion. Meeting adjourned at 8:26 pm.**

Approved by:

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Rick Baldwin (Vice-Chair)

\_\_\_\_\_  
Date

*\*Special Note: No recorded audio for this meeting is available due to a recording failure.*