

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD IN CONFERENCE ROOM
July 8, 2015
6:30PM

MEMBERS PRESENT: Rick Baldwin, Chris Valiante, Lindsey Love, Larry Young, and Douglas Rey
STAFF PRESENT: Ashley Koehler, Planning and Zoning Administrator, and Annie Decker, Planning and Grants Technician

PUBLIC PRESENT: Eric Kay (Racin Station), Christa Pentz, and Grant Wilson
Rick Baldwin called meeting to order at 7:15pm.

1. Approval of Meeting Minutes from 6-17-15

Commissioner Young motioned to approve the minutes with the listed correction. Commissioner Valiante 2nd the motion. Motion passed with all in favor.

2. Discussion: Racin Station Zoning

Decker presented the history of the project to the Planning and Zoning Commission. Eric Kay, the property owner, was present to answer any questions that the commission had. Staff requested that P&Z make a determination whether the addition of “power sports sales and service” to the Central Business District as a Conditional Use was a necessary and appropriate amendment to the Zoning Ordinance at this time, or if the business owner should pursue such changes on their own time with the applicable fees. The P&Z in 2010 reviewed the project after a miscommunication between the business owner and staff regarding zoning and determined that they would include the addition of the use of “power sports sales and service” to the Central Business District as a Conditional Use to a package of amendments to the Zoning Ordinance that were being worked on at the time, however those amendments never came to fruition.

The Commission questioned the applicant about overall business operations and the ownership of the property. Commissioner Baldwin felt that the paramount problem is the zoning issue on the property and that the nuisances are also problems but can be addressed once a zoning determination is made. Kay informed the P&Z that 38 inoperable vehicles have been removed from the site since October 2014 when staff first began enforcing on the nuisance violation on the site. Koehler reminded the Commission that the decision to be made at this meeting was whether P&Z wanted to direct staff to pursue this amendment because they saw it as a priority in the City or if the amendment was not a Staff priority and should be put on the business owner to pursue by submitting the necessary applications.

The Commissioners discussed the potential of allowing the use in the zone and discussed ways that conditions could be placed on such business to help mitigate any current or potential nuisances.

Commissioner Young motioned to direct staff to draft an amendment to add “power sports and off road vehicle sales and repairs” to the Central Business District. Commissioner Valiante 2nd the motion. Motion passed with all in favor.

3. Discussion: Design Review Advisory Committee by-laws

Koehler explained to the Commission the need that staff saw to establish by-laws for DRAC. While there is an Ordinance that calls for the creation of the Design Review Subcommittee as an advisory body to P&Z, clear directives for members such as residency requirements and term limits have never been adopted or set. The Commission discussed the proposed by-laws and supported the idea of incorporating some residency standards but maintaining the standard that appropriate experience and interest can trump that requirement.

Commissioner Young motioned to recommend City Council approve the Design Review Advisory Committee by-laws as presented by staff. Commissioner Love 2nd the motion.

4. Discussion: Impact fee Annual Review

The P&Z Commission needed to act as the Impact Fee Advisory Committee to complete an annual review of the Impact Fees. The Committee considered the effect of waiving Street Impact Fees for infill development in the 1920 Driggs Townsite area. The Committee requested an overall more significant Impact Fee discount for infill development, rather than continuing to waive Street Impact Fees.

Koehler reminded the Committee that the current Impact Fees that the City charges are a result of the City of Driggs Impact Fee Study and Capital Improvement Plan [most recent draft April 2008] The completion of this study is what gives the City of Driggs the right, by law, to charge impact fees. Committee member Valiante requested that staff pursue research into said study to determine if residential impact fees could also be determined by square feet as they are for commercial development instead of by dwelling unit as they are currently charged. The Commission felt that this would help incentivize smaller scale, more affordable, infill development. The Commission also discussed the idea that Fire Impact Fees should be lower in the City where density is higher but raise Fire Impact Fees in the county where development is more spread out and costs more money for the Fire District to access.

Staff will take these comments and pursue a deeper analysis of the City of Driggs Impact Fee Study and Capital Improvement Plan for the Committee to evaluate options for Impact Fees in the City.

5. Work Session: Teton Valley Land Use Code Project- Review of Draft Driggs Land Use Code

Staff and the Commission worked on Article 4: Residential Districts, Article 8: Building Types, and Article 10: Use Provisions.

Commissioner Love motioned to adjourn the meeting. Commissioner Valiante 2nd the motion. Motion passed with all in favor. Meeting adjourned at 9:48pm.

Rick Baldwin, Chair