

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
November 14, 2012
6:30pm

MEMBERS PRESENT: Delwyn Jensen (Chair), Rick Baldwin, Jen Calder, Rene Lusser, and Chris Valiante

STAFF PRESENT: Doug Self, Community Development Director and Ashley Koehler, Planning and Zoning Administrator

1) Approval of Minutes. The Commission reviewed the minutes from October 10, 2012. **Commissioner Rick Baldwin moved to approve the minutes of October 10, 2012. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.**

2) General Public Input. Ashley Koehler discussed the purpose of general public input being added to the agenda on a regular basis. Suggested that this will provides an opportunity for the public to present comments and ideas for matters that are not on the agenda or related to a pending application.

2) Planning & Zoning Ordinance Amendment- Land Use Chart. Doug Self summarized that the Planning and Zoning Commission (Commission) went thru the first two-thirds of the use chart at prior meetings. Tonight's review will be on entertainment/sports, storage, industrial uses, agricultural uses, and telecommunication facilities. Once the Commission is comfortable with the proposed permits, Staff will then amend the Code standards for the permitted uses. Doug Self explained that the Austin based firm, Code Studios, is working on an amended Development Code that the City may consider adopting, so some of this work may be moot.

[Jen Calder arrived]

Commissioner Jensen asked about the "unified" code that Code Studios is working on and if there would be unified standards for Victor, Driggs, and the County. Doug Self answered that this use chart information will only help their work. He further summarized efforts that Code Studios will work on design standards, development regulations, and zoning. It is a \$330K project funded by HUD that is a partnership with four surrounding counties. Victor and Driggs and the County will have different needs and zones, so these can be segments of an overall master code. Bottom line, we need to continue with the use chart. Commissioners asked about their involvement. Doug Self responded that Code Studios is going to issue a critique of our existing regulations for good development and general direction for moving forward. Then will do a design charette and involve the entire public. Right now they are interviewing select groups of the public to get general input.

Discussion began on the draft use chart.

Agriculture: Rene Lusser asked about the category “Tree Crops” and asked to clarify the definition to make it to commercial. Discussion on defining all the agricultural uses for commercial and the impacts of heavy equipment. Commission determined that all non-commercial agricultural uses should be allowed in all residential zones. Uses should be in the backyard. Commercial agricultural uses should require a Conditional Use Permit (CUP) in the C-1,2,3 and M-1 Zones.

Telecommunication: Discussion on the purpose of allowing co-located towers in residential areas is so that they are in the built environment and out of scenic areas.

Entertainment: Commissioners discussed the categories and definitions of the uses. Ashley Koehler suggested a new category for “outdoor recreation” because there is not a use currently proposed for golf course, tennis courts, etc. Commission asked Staff to update definitions of “Recreation facility” and Health Gym” to distinguish the intensity and suggest a CUP for both in the R-3 zone. Also suggested to group the related uses and trust that the design guidelines and maximum building footprint would dictate the size.

Commission asked Staff to research definitions in order to group outdoor recreation activities for passive and active recreation (amphitheater, fairgrounds, etc.).

Funeral and Internment Services: Commission okay with the proposed permits for the crematorium and mortuary.

Warehouse: Commission asked to keep a standard on open air storage because the M-1 zone is not in the design review overlay and screening is needed. Commission does not want an Impound Yard, Junkyard, or Auto Wrecking Yard allowed in the City limits. However, would consider allowing an impound yard only in relation to the County Law Enforcement Center. Decided to group open air storage, impound yard, and storage of RVs all in one category and require a CUP in the C2.

Industrial: Discussion on cottage industries, craft shops and retail shops. Recommendation to prohibit all intensive industrial because it would be a consistent nuisance. Include a provision for wind and solar renewable energy structures.

The Commission and Staff discussed that additional research would be done on the topics addressed and a revised draft would go before the Commission again.

MOTION TO ADJOURN

Commissioner Chris Valiante moved to adjourn. Commissioner Rick Baldwin seconded the motion. The motion passed with all in favor. The meeting adjourned at 8:22pm.