

City of Driggs  
**PLANNING AND ZONING COMMISSION MEETING**  
**MINUTES**  
MEETING HELD AT CITY HALL  
**June 22, 2011**  
**6:30pm**

**MEMBERS PRESENT:** Rene Lusser (conducting), Delwyn Jensen, Chris Valiante, and Ralph Mossman.

**OTHERS PRESENT:** Planning and Zoning Administrator Doug Self and Deputy Planning and Zoning Administrator Kreslyn Schuehler.

**1) Approval of Minutes**

The Commission reviewed the minutes from June 8, 2011.

**Commissioner Ralph Mossman made a motion to approve the minutes from June 8, 2011. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.**

**2) Sign Permits**

No sign permits were submitted for review.

**3) Design Review for a Seasonal Vendor in the Broulim's Parking Lot – Sno Cone Trailer**

No information had been submitted prior to the meeting. Mr. Self stated that the owners would have 14 days as a temporary vendor and must register their business with the City Clerk.

Commissioner Mossman requested that a discussion of Seasonal, Temporary and Mobile Vendors be placed on the next agenda. Mr. Self stated the City Council had received comments from community members that would like to see seasonal and temporary vendors be removed. He continued to state that the city was caught in the middle because the “brick and mortar” businesses felt the ordinance was unfair. The city has tried to remain neutral by only regulating the design aspect, but businesses were still upset, Mr. Self stated.

Commissioner Mossman felt the allowed time for a seasonal vendor should cover the actual “busy” season instead of allowing the vendor to conduct business for 6 months. Commissioner Jensen disagreed stating that it should not be regulated based on the tourist season, as the community used those type of vendors just as much, if not more, than tourists. He further stated that the city should not regulate fairness. Mr. Self also stated that the Commission should not focus on competition but on land use and zoning. If the City Council wanted to regulate it more, instilling higher fees for temporary vendors may be an option.

Commissioner Jensen felt the Commission should decide where vendors of this sort should be allowed. Mr. Self suggested that all vendors could be allowed outside of the CBD and C1 zones.

Commissioner Mossman was concerned about the vendors at the Farmer's Market. Those that stay after the Farmer's Market ends should be required to receive a permit. Commissioner

Jensen felt there was nothing preventing the “brick and mortar” businesses from participating in the Farmer’s Market or becoming a vendor as well, stating that “if it is drawing that much business away from you something else is wrong.”

The Commission agreed to continue the discussion at the next meeting.

#### **4) Discussion of Sign Ordinance Amendments-**

Mr. Self reviewed the changes to the sign code. He stated the application process would change and all permits would be reviewed administratively unless they were outside of the standards.

Mr. Self felt the total area allowed for all signs on a property should be deleted, as each category had a maximum square footage allowance. The Commission did suggest requiring an applicant to provide information for existing signs, such as the type and number.

The changeable copy sign was removed, as Mr. Self felt it should not have its own category. A discussion of where portable signs should be placed began hoping to make it as clear as possible for those applying.

Mr. Self stated the discussed changes would be made and a public hearing would be scheduled for the next meeting.

#### **5) Discussion of the Land Use Table**

Discussion began with the motorsports sales and rentals use. Mr. Self felt this should be a conditional use in the CBD zone. The Commission felt that sales, rentals and repairs should be together and not separate. Mr. Self stated that if a use could not fit any place within a zone, it should be a conditional use.

Commissioner Jensen did not feel motorsports sales and rentals should be allowed in the CBD. He felt there were other places near town where it would be more appropriate. Mr. Self felt that zoning encouraged redevelopment in the area. The Commission discussed areas where these uses may work.

The Commission felt that motorsports sales/rentals should combine with motorsports repairs. Commissioner Jensen was concerned with the noise that went along with the use and the Commission agreed it should not be permitted in the CBD or the C1 zone. However, it may be more appropriate in the C2, C3 or M1 zones.

The Commission discussed how implementing “permitted with standards” would affect the uses. Commission Lusser felt that conditions and standards could be set, allowing certain uses to be approved administratively. If those uses go above and beyond the standards and approved conditions, the Commission should review it.

Mr. Self suggested that motorsports sales, rentals and repairs not be allowed in the agricultural zones and felt it should be required to be a conditional use in the C2 or C3 zones, as some lots within those areas neighbor residential uses.

Commissioner Lusser suggested that all Commissioners submit to Mr. Self their ideas regarding what uses were appropriate in what zone and then discuss those uses that were not fully agreed upon.

Discussion of the types of uses that should be in each zone began. Commissioner Valiante suggested uses that may or may not be appropriate in a zone, depending on the market, could require a conditional use permit.

Commissioner Mossman requested to look at impacts in zones rather than uses in zones, including uses that would increase foot traffic. Commissioner Jensen stated there needed to be a zone where heavy impacts were allowed.

Discussion of how to create balance so uses were not heavily weighted one way or the other began. Commissioner Mossman suggested looking at positive impacts as well, such as a business that may generate foot traffic in the CBD zone.

**Commissioner Ralph Mossman made a motion to adjourn. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor and the meeting was adjourned at 8:42pm.**