

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
September 28, 2011
6:30pm

MEMBERS PRESENT: Rick Baldwin (Conducting), Delwyn Jensen, Chris Valiante, and Ralph Mossman.

OTHERS PRESENT: Planning and Zoning Administrator Doug Self and Deputy Planning and Zoning Administrator Kreslyn Schuehler and other community members.

1) Approval of Minutes

The Commission reviewed the minutes from August 24, 2011. Commissioner Mossman and Valiante made corrections.

Commissioner Chris Valiante made a motion to approve the minutes from August 24, 2011. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor.

2) Lot Split for 260 N. Main Street as submitted by Jere Lemieux-

Sharon Woolstenhulme, from AW Engineering, spoke to the Commission on behalf of the applicant. She stated the property was in the C2 (Downtown Commercial) zone. The reason for the lot split was to have the two existing structures on their own parcels. There were no setback requirements and each lot has access from either Main Street or Buxton Avenue.

Commissioner Mossman questioned if the proposed property line would interfere with the existing driveway. Ms. Woolstenhulme stated the line was positioned around an existing tree and an easement would have to be given if the parcel was to be sold and the new owner wanted access to that driveway. Mr. Self stated that as long as the owner was aware of the issue, they could change it, but this wasn't a problem that needed to be solved before approval. Discussion began to recommend the applicant add language to the plat explaining the condition of the driveway.

Commissioner Ralph Mossman made a motion to approve the lot split for 260 N. Main Street. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.

3) Discussion of Land Use Table Amendments

Mr. Self explained that in revising the land use table, he was trying to reduce the number of conditional use permits. He further felt that design review standards should be developed for anything other than a single-family residence. These standards could be very simple and be administratively approve. The Commission began to discuss how those standards may be developed.

Commissioner Mossman questioned what zone would be best for mixed use housing. Mr. Self stated it could be considered an accessory dwelling or an apartment and further explained that it could not be in a Main Street store front location but could be on the top level or behind a retail store.

Discussions of motorsports began. Commissioner Jensen stated he did not want to see motorsports sales or rentals, or light vehicle equipment sales and repairs in the Central Business District as he could not think of a situation where those types of machines would just be sold and not serviced. Commissioner Mossman did not feel it was a good idea for them to be in town unless they were mostly selling accessories. Commissioner Jensen further stated that those types of uses were not pedestrian friendly and therefore should not be in the downtown area.

After much discussion the Commission agreed to combine the uses of motorsports and light vehicles. Continued discussion determined that services and sales of those such vehicles should not be combined.

The Commission continued to deliberate regarding the uses in the table. It was determined that gas stations should be allowed in the Central Business District as they provide a type of hub for the community, get visitors to stop, and bring money to the community.

Parking lots were discussed and it was determined they should be allowed in the C2 (Downtown Commercial), but conditioned in the C1 (Neighborhood Commercial) and the CBD (Central Business District) zones.

Mr. Self read the definition of heavy consumer goods. The Commission found this use could be in the Central Business District but due to the restrictions with design standards, a large store would not be feasible.

Repair of durable goods were discussed. It was recommended that this remain in the commercial and industrial zones but restricted from the residential zones, except for the agriculture zone. It was further decided that a home business should be allowed in the agriculture zone.

The Commission continued with the discussion of the uses. Commissioner Jensen suggested that an airport zone be created because when it's needed, the land use table would not have to be amended.

Commissioner Mossman discussed his idea to view impacts for each zone and explained his intent in doing this, which was to add a row for each impact.

Commissioner Ralph Mossman made a motion to adjourn. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor and the meeting was adjourned at 8:40pm.