

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD IN COUNCIL CHAMBERS
January 13, 2016
6:30PM

MEMBERS PRESENT: Douglas Rey, Lindsey Love, Chris Valiante, Grant Wilson, and Larry Young

STAFF PRESENT: Annie Decker, Planning and Grants Technician and Doug Self, Community Development Director

PUBLIC PRESENT: None

Chris Valiante called the meeting to order at 6:31 PM.

1. Approval of Meeting Minutes from 11-4-15

Commissioner Young motioned to approve the minutes from 11-4-15. Commissioner Rey 2nd the motion. Motion passed with all in favor.

2a&b. Driggs Land Use Code Work Session (Review and discuss draft of Article 12.1 Streets and Public Improvements, General Provisions and Article 12.2 Streets and Public Improvements, Lots, Blocks, Access)– Staff

Self presented his Article Analysis and explained that Article 12 is one of the more technical Articles in the Land Use Code. Staff is waiting on additional comments from Public Works Staff regarding cross sections and a few other sections in Article 12 which should be ready for the next Work Session. Staff recommended that a section on parks be added to this Article as Victor has included in their adopted Land Use Code. Self explained that one major deviation from Victor’s adopted version of Article 12 that Staff recommends at this time is the requirement that subdivision improvements are completed and accepted before a subdivision can be recorded. This is what the Association of Idaho Cities recommends and has been discussed by P&Z at previous meetings. Self explained that this provision takes the risk away from the public and puts the burden on developers and lending institutions to ensure improvements are complete before lots are sold which should help avoid the “zombie subdivision” situation moving forward. P&Z directed Staff to move forward with all recommendations discussed.

2c. Driggs Land Use Code Work Session (Review and discuss outline of Article 14, Administration)

Self presented his Article Analysis and explained to the Commission that he has found a majority of Article 14 to be extremely repetitive. At this time, Article 14 is a large Article but Self feels that with some consolidation the Article would be more user friendly. Self explained the sections that still need to be included in Article 14 included an outline of decision criteria for applications, the provisions on when a written decision must be provided, an outline of the appeal procedure, and a process for how to let applicants know about their rights to a takings analysis and standards for such. Staff also recommends that we deviate from Victor’s adopted Article 14 which gives Staff the authority to not bring a project to P&Z if Staff finds it to be non-conforming. Driggs P&Z felt that all formal applications should be brought to P&Z regardless of Staff’s determination on conformity as Staff’s role is to make recommendations but not final decisions in major Land Use matters. P&Z directed Staff to move forward with the recommendations as discussed.

3. Staff Items

Staff updated the commission on the adoption of Ordinance 364-15 (Off-Highway Vehicles) and Ordinance 365-15 (Impact Fees) by City Council. Staff also outlined a timeline for Land Use Code review at the coming meetings, with the February P&Z meeting targeted as the final Work Session on Article 12, 14, and 15 and the March P&Z meeting targeted as the Public Hearing for each Article. Staff also updated the Commission on a major 2016 project to update the City of Driggs Comprehensive Plan. Staff targets April 2016 as the start date for the project which will begin as an overall discussion on timelines and strategies for public input.

Commissioner Young motioned to adjourn the meeting. Commissioner Love 2nd the motion. Motion passed with all in favor. Meeting adjourned at 6:55 pm.

Chris Valiante, Chair