AGENDA
PLANNING AND ZONING COMMISSION
JOINT TETON COUNTY & DRIGGS CITY, ID
WORK SESSION
August 2, 2016
STARTING AT 4:45 PM

LOCATION: **150 Courthouse Dr., Driggs, ID**
Commissioners' Chamber – First Floor (lower level, SW Entrance)

1. Approve July 13, 2016 meeting minutes.
2. Approve written decision for Huntsman Springs Plat Amendment recommended approval.

No public comment will be taken at this meeting.

ADJOURN

Any person needing special accommodations to participate in the above noticed meeting should contact the Board of County Commissioners' office 2 business days prior to the meeting at 208-354-8775.

DRAFT JOINT TETON COUNTY-DRIGGS PLANNING AND ZONING COMMISSION
Meeting Minutes from July 13, 2016
County Commissioners Meeting Room, Driggs, ID

COUNTY COMMISSIONERS PRESENT: Mr. Dave Hensel, Mr. Jack Haddox

CITY COMMISSIONERS PRESENT: Mr. Chris Valiante, Mr. Larry Young

COUNTY STAFF PRESENT: Ms. Kristin Rader, Planning Administrator

CITY STAFF PRESENT: Ms. Ashley Koehler, Planning Administrator

The meeting was called to order at 5:34 pm.

PUBLIC HEARING: Preliminary Plat Approval for an AMENDMENT to Huntsman Springs PUD, Phase 3A, Block 10, Lot 9A. The Pearson Revocable Trust, represented by Huntsman Springs, Inc. is proposing an AMENDMENT to Huntsman Springs PUD, Phase 3A, which would split Lot 9A (0.86 acres) into two lots (0.4 ac and 0.46 ac). Lot 9A was originally platted as two lots but combined through Amendment No. 2 in 2013. This project is located at approximately 1200 Shasta Daisy Ct., in the City of Driggs Area of Impact.

Applicant Presentation:

Mr. Todd Woolstenhulme, representing the applicant and Huntsman Springs, commented the property was once two lots and had been combined into one lot by Mr. Pearson when he commissioned a local architect to design a house for him. He has decided not to build a home, so he is interested in reversing the previous lot split. All water, sewer and power and have stubbed in for both lots.

Ms. Ashley Koehler, City of Driggs Planning Administrator, commented there were no changes as far as utility infrastructure and it still complies with the PUD Master Plan as far as total units available. Ms. Koehler stated that Staff supports the proposal without conditions.

Ms. Kristin Rader, County Planning Administrator, commented that Huntsman Springs is in the city's Area of Impact so it uses the county process for the amendment but the city's zoning, and it is just an amendment to the PUD without changing the density. The DRC meeting held found no issues since the density is not changing for the overall PUD. Ms. Rader explained that this is the first step in the Preliminary Plat process where the Commission makes a recommendation to the BoCC and then if the BoCC approves it, it will go through Final Plat process as well.

Mr. Valiante asked about working with DEQ. Ms. Rader commented that Mike Dronen with Public Health needs the applicant to go through the subdivision process with them as well as a review by DEQ so the condition was so that the applicant starts that process and gets it done in time for their final approval.

Public Comment:

There was no public comment.

Commission Deliberation:

Ms. Hensel, Chairman, commented he did not have a problem with the amendment. Mr. Young commented he felt it was a straight forward request with no impacts outside the neighborhood since it was originally platted that way. Mr. Haddox did not have any issues with application. Mr. Valiante agreed going back to the original lot configuration was not an issue and did not have a

problem with the application.

Motion: Mr. Haddox moved that having concluded that the Criteria for Approval of a Substantial Change - Increase Scale, Impact found in Title 9-7-1(B-2-b) are satisfied with the inclusion of the following conditions of approval:

1. Begin working with EIPH and IDEQ for approval.

- and having found that the considerations for granting the Substantial Plat Amendment Preliminary Plat to Pearson Revocable Trust can be justified and have been presented in the application materials, staff report, and presentations to the Joint Teton County-Driggs Planning & Zoning Commission,
- and having found that the proposal is generally consistent with the goals and policies of the 2007- 2020 City of Driggs Comprehensive Plan,
- I move to RECOMMEND APPROVAL of the Substantial Plat Amendment Preliminary Plat for Huntsman Springs PUD Phase 3A as described in the application materials submitted June 7, 2016 and as supplemented with additional applicant information attached to this staff report.

Mr. Young seconded the motion.

Vote: After a roll call vote the motion was unanimously approved.

Motion: Mr. Valiante moved to adjourn. Mr. Young seconded the motion.

Vote: The motion was unanimously approved.

The meeting was adjourned at 5:45.

Respectfully submitted,
Sharon Fox, Scribe

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Dave Hensel, Chairman

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Sharon Fox, Scribe

Attachments

1. 7-13-2016 Meeting Packet
2. Written Decision for Huntsman Springs PUD Amendment