

CITY OF DRIGGS PLANNING AND ZONING COMMISSION MEETING MINUTES

December 8, 2010, 7:15pm

MEMBERS PRESENT: Rene Lusser (conducting), Rick Baldwin, Delwyn Jensen, Chris Valiante, and Ralph Mossman. **OTHERS PRESENT:** Planning and Zoning Administrator Doug Self, Deputy Planning and Zoning Administrator Kreslyn Schuehler and various other community members.

8) Public Hearing to Review the Area of City Impact Boundaries – 7:40pm

Mr. Self stated that the Area of Interest would not be a formal adoption through the State Code, but an informal arrangement with the county. Since the last discussion, Mr. Self suggested that the only extension to add to the Area of Impact would be to include Huntsman Springs. All others should wait until the review of the Comprehensive Plan, as the planning and future land use map was not complete for those areas.

Commissioner Lusser opened the Public Hearing. Kathy Rinaldi, Teton County Commissioner, spoke to the Commission. She stated the county was looking for a process that would be simple and easy to deal with. She suggested one set of ordinances or a smaller area of impact boundary. Commissioner Jensen suggested that the county come up with the process for the area of impact. Ms. Rinaldi felt that would occur with the Comprehensive Plan.

Mr. Self felt that the process now was very simple and stated he met with the planner at the county to determine how the process should be improved for the applicant and the decision makers at the City and County. He felt that if the information were provided for both parties, it would remain very simple to understand that the City Ordinances are used in the Area of Impact.

Mr. Self explained the issues that should be reviewed when determining an area of impact, which included annexation areas, service areas and geographical factors.

Anna Trentadue spoke to the Commission. She stated there were minimal building permits in both the city and county in the last two years and the valley continued to have an abundant number of empty homes and vacant lots. She wanted to ensure this process would bring success to the city. She agreed that the area south and east of the current boundary should not be included in the area of impact. She also suggested taking some portions out of the impact area such as the area south of the creek.

Commissioner Mossman felt that the entire riparian area should be either in the city or county and not divided down the middle. Ms. Trentadue stated that several properties are on either side of the creek. Commissioner Jensen felt that the Commission spent too much time on the plan for 1000East and therefore did not want to see that area back in the control of the County. He didn't feel it was their place to bind future Commissions by making strict regulations. Commissioner Mossman felt that one reason for making the Area of Impact larger was to keep lands out of the control of the county.

Commissioner Mossman felt that the area should remain as is until the Comprehensive Plan was completed. Mr. Self suggested that the City should include those areas in their Comprehensive Plan. Commissioner Mossman felt that the Huntsman Springs should be included.

Commissioner Lusser closed the Public Hearing.

Commissioner Delwyn Jensen made a motion to recommend that Huntsman Springs be added to the impact area and for the future to include the east boundary and south boundary be looked at one the Comprehensive Plan is in place. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor.