

TETON COUNTY PLANNING AND ZONING COMMISSION
Meeting Minutes from April 11, 2017
County Commissioners Meeting Room, Driggs, ID

COMMISSIONERS PRESENT: Mr. Cleve Booker, Mr. Chris Larson, Ms. Marlene Robson, Ms. Sarah Johnston, and Mr. David Breckenridge.

COUNTY STAFF PRESENT: Mr. Joshua Chase, Consulting Planner and Ms. Sharon Fox, Land Use Services Assistant

The meeting was called to order at 5:20 pm.

APPROVAL OF MINUTES:

Motion: Mr. Breckenridge moved to approve the Minutes from March 14, 2017. Ms. Robson seconded the motion.

Vote: The motion was unanimously approved.

CHAIRMAN BUSINESS:

There was no Chairman business.

ADMINISTRATIVE BUSINESS:

Ms. Fox explained the new recording system and asked the Commission if they were interested in using a Microsoft Surface tablet for the meetings in an effort to go paperless.

SCENIC CORRIDOR DESIGN REVIEW: Katherine and Dino Frangos: Applicant is requesting approval for constructing a one story detached garage located in the scenic corridor of State Hwy 33. The property is 3.23 acres and has an existing home and driveway. The property is zoned A 2.5 and all of the property is in the Scenic Corridor.

Mr. Chase explained the property fronts on State Hwy 33, but the property is accessed from the Old Jackson Highway, which it also fronts. The property has an existing single family dwelling with associated graveled driveway where the garage is proposed to be located. Mr. Chase stated there will not be significant additional disturbance and no new access is proposed. As per the building permit, the proposed garage will be approximately 80.5 feet from the outer edge of Highway 33 and 50' from Trail Creek. The proposed building will be 17.5' in height and 24' x 26'. It will be constructed of wood siding stained to match the existing house and with a red door as on the existing house. Mr. Chase reviewed the suggested motion for approval and the conditions.

Public Comment:

There was no public comment.

Commission Deliberation:

The Commission had no questions and were in favor of the application.

Motion: Mr. Larson moved to approve the Scenic Corridor Permit at 10860 Old Jackson Hwy having found that the proposed development for Katherine and Dino Frangos is consistent with the Teton County development ordinances, specifically Title 8-5-2-D, and Idaho State Statute, I move to approve the scenic corridor permit with the following conditions of approval:

1. Must comply with all federal, state, and local regulations.
2. All structures require a Teton County Building Permit and must comply with the Teton County Building Code.
3. Building materials shall not be highly reflective materials.

Mr. Breckenridge seconded the motion.

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

WORK SESSION: Discussion to review proposed amendments to the City of Driggs Area of City Impact adjacent to Airport Overlay area and related amendments. This is prior to subsequent public hearing at future meeting.

Mr. Chase explained that lot owners adjacent to the airport historically were able to have a residential component as a subordinate use in the hangar until the City of Driggs changed the zoning. There have been a lot of requests from the adjacent lot owners to reinstate the residential component. He explained the proposed changes in Section 9-3-4 C. 1 under the Lateral Safety Zone. The City of Driggs is looking to allow a 1250 sq. ft. apartment in each hangar. Mr. Chase suggested including a percentage of the hangar's ground floor up to 1250 sq. ft.

Mr. Booker asked if the residential proponent needed to be within the hangar or if it could be detached. Mr. Chase commented the residential use is intended to be inside the hangar, but that is not specifically stated in the existing language. Ms. Johnston commented she was at a meeting at the City of Driggs when they were discussing the airport overlay and that they took out the percentage of ground floor language based on public comments that reflected the desire to have a loft for residential purposes so as not to encumber the floor area. Mr. Chase explained the percentage is used to determine the allowable residential square footage and that it does not have to be on the ground floor. A loft or multiple stories would be allowed.

Mr. Booker wanted to see a provision to prevent renting out the residential space in the hangar. Mr. Chase commented that 9-7E-1 Uses Allowed: states that the dwelling unit must be attached and that it must be owner or employee occupied. Mr. Larson commented he did not want to see a hangar turned into a primary living area. Mr. Chase felt that 30% should accommodate most of the hangars to achieve the 1250 sq. ft. limit.

The Commission was not concerned with allowing living space as long as it is internal. They felt that the City of Driggs should decide the percentage of the residential space allowed. The Commission requested that someone from the City of Driggs and/or from the airport board come to the next meeting to discuss this together.

WORK SESSION: Draft Code: Discussion of the Draft Development Code redline process and proposed changes.

Mr. Chase commented on the Transfer Station parcel that is being proposed as zoned Rural Ag to provide some history for the Commission. He explained that the parcel is the old landfill, which has been covered, and the state has determined that nothing can happen on the property for 30 years. The stream corridor adjacent to the parcel is being considered for a trail location. Mr. Chase was looking for input from the Commission on what would be appropriate zoning for that parcel under the circumstances. It was the consensus of the Commission that Rural Ag was appropriate as long as it was understood that there is a 30 year waiting period for any type of use.

In Article 2, the lot coverage definition as it relates to impervious surfaces was discussed. Mr. Larson asked if compacted crushed gravel was impervious. Mr. Chase said it would be according to the proposed definition. Mr. Larson felt it was important that the term “impervious” be clearly stated as to exactly what type of surface that refers to. Ms. Johnston commented that lot coverage refers to how much of the lot someone can cover with man made improvements and felt it was important to clearly define what exactly an impervious surface is. Mr. Chase commented that without a dedicated code enforcement officer the Building Department would be the one that would be looking at lot coverage. They do not require a site plan with a permit so it would be difficult to determine what percentage of the lot has improvements. Mr. Booker suggested using a percentage of the lot that cannot be constructed on rather than defining the type of surface. Mr. Breckenridge commented that people are going to want to know specifically what things will be counted towards lot coverage. He felt a definition was important.

Mr. Chase asked for suggestions for defining “constructed area”. Mr. Larson suggested using non-vegetated areas. Ms. Johnston felt the idea was to define lot coverage clearly without loopholes without contradicting the code in other areas. She suggested the lot coverage can be up to 15,000 sq. ft. or 5% of the gross site area. The Commission did not reach a consensus.

MOTION: Mr. Breckenridge moved to adjourn the meeting. Mr. Larson seconded the motion.

VOTE: The motion was unanimously approved.

The meeting was adjourned at 7: 30 pm.

Respectfully submitted,
Sharon Fox, Scribe

Cleve Booker, Chairman

Sharon Fox, Scribe

Attachments:

1. Minutes 3/14/2017
2. Katherine & Dino Frangos Scenic Corridor Review Staff Report
3. Driggs Area of Impact Discussion for Airport Overlay