

Planning and Zoning Minutes  
April 1<sup>st</sup>, 2008

Present: Mike O'Neill, Jeff Secrest, Pete Linville

**Teton Thai/ Site Plan Review** Jill Tattersall representing Teton Thai explained the project and what they were doing. The parking was discussed and it was found that at this time for the three businesses, there is sufficient parking.

The sign permit was also requested and met with the commissions approval. The business license is forthcoming. They need to finish the remodel and have the fire marshal and health department do the needed inspections.

The commission approved the site plan review and sign permit unanimously.

**Tree Committee** P&Z administrator introduced the tree committee to the commission and explained their role in the review process. The administrator asked the committee to review the tree ordinance and the related landscaping ordinances and see if they need to be updated. She also wanted to make sure the ordinances were not conflicting.

Bobby Albertson represented the committee and expressed some of the frustrations with the process. The committee wanted to incorporate the requirement for landscaping in the entrance of every subdivision. The lot owners would be required to give a deposit to the developer or homeowners association.

The P&Z wanted to clarify the measurement of the plant unit. Different methods of plantings and techniques were discussed, along with the concerns about.

Commission discussed the pit falls of requiring the planting and then they die for lack of maintenance. Not all parcels of ground have water rights.

The committee was asked of the commission to come back with the final definition of a plant unit, and a report on the ordinances in place and if they recommend any changes.

**Parking / Bill Knight** Planning director Bill Knight generated a memo to the commission for research he had done with a few of the communities in the area dealing with the ongoing issues with parking issues. Attached is that memo.

The commission discussed the problem that has resulted from developers coming into the city and working with its current parking ordinance.

Landsman traffic engineers are recommending to Driggs 2 parking spaces per 1,000 square feet. Duany, urban designer, recommends 2 spaces for office and 3 spaces per net 1,000 sq. ft. of retail.

One of the concerns about the issue is that we are opening ourselves to making decisions that could be considered arbitrary and capricious with allowing one project to continue because we like their project and then we give another applicant a denial because of a lack of parking.

The discussion leaned towards allowing a fee in lieu of the parking. The commission identified city parking in several areas of the city, and expressed the need to move on utilizing some of our options. Those areas were located north of the city park on main street, city parking next to the elementary school, area south of the post office for

commuters and the wide easement on the west side of Beryl Ave. adjacent to Jim Schultz property.  
The commission committed to continue to work with the parking ordinance.

**Business Licenses and Sign Permits**  
**Sign Permit - Teton Thai - Approved**

---

**P&Z Administrator – Cari Golden**

---

**P&Z Chairman – Mike O’Neill**