

Planning and Zoning Minutes Feb. 2nd, 2010

Present: Mike O'Neill, Zachary Smith, Pete Linville, and Lynn Bagley
Staff: Cari Golden
Bill Knight

Meeting Minutes were approved for the Jan. 19th, 2010 with edits.

Teton Community School/ Emma Adkinsson: Emma Adkinsson representative of the school explained the site plan for the school.

Randy Blough of Harmony design and engineering, explained to the commission about the water hook ups and the visits with the fire marshal and his approval of the project. The P&Z administrator produced a letter from the fire marshal that has been received that day of the meeting. Randy explained the turn around bulb for emergency. Randy went over the drain and grade plan. Randy explained the issues with the sewer lines and the need to gain easements for new sewer lines through the neighbor's property.

Chairman O'Neill asked about the landscape plan and his concern that the new plantings would be on the neighbor's property. The trees would be for screening of the project. The applicant explained that the school would plant the trees and the neighbors would water the trees.

Commissioner Bagley was concerned about the watering of the trees and felt that that would be onerous to the neighbors. The irrigation plans would need to be signed off by the irrigation company. Staff asked the applicant to bring letters of agreement from the neighbors that agree to the landscaping and that they agree to water the trees with their own irrigation water.

The applicant is leaving the negotiations of the bike path with the Trails and Pathways organization.

Pete wanted the letters to address the pathway also. In regards to the emergency plan he suggested an emergency gate to be installed and used only for evacuation emergencies.

Zach he liked the idea of an emergency gate.

The applicant expressed interest in meeting with the city council to see if they would consider waiving a sewer hookup fee for the exchange of the easement, as this would be a much needed pathway connection from the west side of the city to the east. This easement would be a safer for children to travel.

Subdivision rewrite/ The commission made edits to the subdivision ordinance. They wanted a reference to the parking regulations for the condominium and townhouse units. They wanted the flag lots prohibited in new subdivisions and to move the verbiage of the flag lots to the lot split area. They want to tighten any loopholes for subdivisions through the lot split regulations. Including the changes that were suggested, the commission feels good about the document and felt that it was ready to be published for hearing.

Accessory / Rental Units Bill Knight described the issue we have in the city about the accessory units and how they are appearing in the residential 1 zones in the city. He suggested that they are allowed in the mixed use zones. He suggested the following items to consider

- R1 zone to not allow rental units
- Limit the accessory units to 800 sq ft in size
- Allow rental units in the R2 zones
- Studios should have a reduction in the hook up fees for utilities
- Studio accessory units should be allowed over a garage or separate structure in residential or TB zones.
- There should be a 20 % discount for hook up fees below the standard ERU for rental units.
- A guesthouse could be occupied no more than 60 days out of the year.

Meeting was adjourned.

P&Z Administrator- Cari Golden

P&Z Chairman- Mike O'Neill