



CITY OF DRIGGS  
COUNCIL MINUTES  
June 21, 2016

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Pursuant to adjournment of the City Council meeting held June 14, 2016, and to the call of the Mayor, the Driggs City Council met on June 21, 2016 at 6.36 p.m. Present: Council President Jones; Council Members Christensen, Kaufman, Mazalewski; Mayor Johnson. Also present: Community Development Director Self, Planning & Zoning Administrator Koehler, and Public Works Director Gunderson. Jones led in the *Pledge of Allegiance*.

**2. Executive Session pursuant to Idaho Code 74-206**

- None

**3. Consent Agenda**

- Regular Council Minutes: June 7, 2016
- Claims for Period Ending – June 8-21, 2016
- New Alcohol and Catering Licenses
  - Chops Eats

Mazalewski requested a correction to the minutes on page 2, paragraph 2 to read, "... if the vandalism continued to occur, the entire park should be closed..." Questions on claims were answered. The Council questioned control of beer and wine by the drink at Chops Eats and whether the owner of the property owner supported the sale of beer and wine.

**Mazalewski moved to approve the consent agenda with minor corrections to the minutes and with two conditions for approval of Chops Eats beer and wine license (1) that property owner permission is secured and (2) that the sale of beer and wine is limited to customers using the fenced in area of the property. Christensen seconded. Motion carried unanimously.**

**4. Department Heads and Council Liaison Reports**

- P&Z Department Report – Koehler answered Council questions on the denied conditional use permit (CUP) located near Grande Rental and on the final plat for the Huntsman Lodge subdivision. The final plat will go before the Council at its July 5, 2016 regular meeting.
- Public Works – A quote from MD Nursery for \$21,674.60 was presented for review & approval for landscaping on West Little Avenue. Johnson explained that funding would be taken from leftover pathway funds. Kaufman questioned whether or not additional quotes were received [no]. He also thought the Council should limit funds to the actual quote. Mazalewski stated his comfort with a 10% contingency. Johnson noted that the City does have a few boulders that could be placed if funding is not sufficient to complete the job as quoted.

**Mazalewski moved to approve the quote from MD Nursery, in an amount not to exceed \$22,500.00, for landscaping on West Little Avenue. Christensen seconded. Motion carried unanimously.**

**5. City Staff Recommended Approval of the Following:**

- Downtown Driggs Community Association (DDCA) Funding Request

- Peter Boogaard, DDCA Treasurer, was present to answer questions and to reinforce the organization’s written request [see letter from Jennifer Zung, DDCA Board Chair] for increased funding in fiscal year 2017. Boogaard stated that additional funds would be used to hire a part-time program manager to oversee established events [Plein Air, Shakespeare in the Park, Snow Ball, etc.] and to work toward implementing Main Street ideals in Driggs through a consistent presence/person for area businesses to contact. Funding from the City will be an on-going request from DDCA until event funding and/or other sources of revenue are sufficient to fully fund the DDCA.
- No action was required of the Council at this time.
- Resolution Creating a Joint Driggs-Tetonia-Victor Housing Authority
  - Self responded to Council questions concerning the timeliness of information in the 2014 Housing Needs assessment cited in his staff report and to questions on the composition of the proposed housing authority board. Christensen did not want to exclude Teton County’s participation in a housing authority. Mazalewski stated his belief that in-town residency should be required of housing commissioners.
  - Self outlined the purpose of the resolution – to be prepared to move forward should the Teton County Commissioners not move to re-establish its housing authority. Johnson reminded the Council that state statute would guide the creation of a joint housing authority.

**Christensen moved to adopt Resolution 316-16 [title read verbatim] to establish a joint Driggs-Tetonia-Victor Housing Authority contingent on the City of Victor approving the same resolution text and bringing any questions its Council has back to the Driggs Council. Jones seconded.** Discussion followed on the need to place contingencies on the City of Victor for the Driggs Council to adopt the resolution. The question was called by roll: **Christensen, aye; Jones, Kaufman, & Mazalewski, nay;** motion failed.

**Mazalewski moved to adopt Resolution 316-16 [title read verbatim] to establish a joint Driggs-Tetonia-Victor Housing Authority. Jones seconded.** The question was called by roll: **Jones, Kaufman, Mazalewski, aye; Christensen, nay;** the motion carried.

- DEQ WWTP Loan WW1103 Promissory Note
  - Johnson explained that this promissory note is for the Idaho Department of Environmental Quality (DEQ) loan associated with the construction of the waste water treatment plant (WWTP). The note sets terms for the City’s promise to pay.

**Jones moved to approve the promissory note between the DEQ and the City of Driggs for Loan WW1103 in the amount of \$7,952,236 at zero percent interest. Mazalewski seconded.** The question was called by roll: **Christensen, Jones, Kaufman, Mazalewski, aye; none, nay.** Motion carried unanimously.

**6. City Staff Recommended Discussion of the Following:**

- Policy for Business Loss Compensation from Construction Projects

- Self notified the Council that a request for compensation for lost business revenue has been received by the City from a West Little Avenue business due to construction during 2015. Self was asking the Council for direction on whether or not the City should draft such a policy. He noted that (1) both the City’s attorney and clerk were against recommending such a policy and that (2) Self had not uncovered any city nationally with such a policy.

**Mazalewski moved to deny the \$800.00 compensation request for lost business revenue received by the City, noting that it is not the City of Driggs’ policy to compensate for lost revenue due to construction projects. Kaufman seconded.** Motion carried unanimously.

- Driggs Land Use Code
  - Koehler reviewed edits for the proposed new land use code and zoning map. Edits resulted from public comments received and from Planning & Zoning Commissioners’ review. Included in tonight’s discussion were:
    - Article 2 – Measurements & Exceptions
    - Article 8 – Building Types
    - Article 9 – Special Districts
    - Revised Zoning Map
  - Discussion under Article 2 focused on determining how the “natural grade” of a lot would be defined. Article 8 focused on manufactured housing communities with or without a permanent foundation requirement, and Article 9 discussion touched on the airport overlay and building element encroachment.
  - Koehler responded to questions from the Council on proposed zoning map changes.
  - Consensus was reached between the Council and Koehler to hold two separate City Council land use code public hearings. The first on July 19, the second on August 2, 2016.

**8:12 p.m. Adjournment**

With no further business, **Jones moved to adjourn. Mazalewski seconded.** Motion carried unanimously.

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Mayor: Hyrum Johnson

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Attest: Carol Lenz, Deputy City Clerk

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 2016.