

**MINUTES OF THE CITY OF DRIGGS
CITY COUNCIL MEETING
SEPTEMBER 6, 2016**

Pursuant to adjournment of the City Council meeting held August 16, 2016, and the call of the Mayor, the Driggs City Council met **Tuesday, September 6, 2016**, at 6:30 p.m. A roll call was taken and present were Council Members: Greer Jones, August Christensen, Jay Mazalewski, and Wade Kaufman; Mayor Hyrum Johnson, City Attorney Stephen Zollinger, Building and Grants Technician Annie Dell'Isola, Planning and Zoning Administrator Ashley Koehler, Financial Officer Carol Lenz, Public Works Director Jared Gunderson, Community Development Director Doug Self and City Clerk Kreslyn Schuehler. Council Member Jones led in the Pledge of Allegiance.

SHORT PRESENTATION FROM DDCA TO THE CITY

Jennifer Zung, with DDCA, presented to the City the Best of Show painting, by Stephen Stauffer, from the 2016 Plein Air event.

EXECUTIVE SESSION

Council Member Mazalewski made a motion to go into executive session at 6:32pm pursuant to Idaho Code 74-206 regarding property acquisition negotiations and personnel. Council Member Jones seconded the motion. A roll-call vote was taken: Council Member Jones, aye; Council Member Mazalewski, aye; Council Member Christensen, aye; Council Member Kaufman, aye. The motion carried unanimously.

Council came out of Executive Session at 7:06pm.

Council Member Mazalewski made a motion to direct staff to proceed as discussed in Executive Session. Council Member Jones seconded the motion. The motion passed with all in favor.

CONSENT AGENDA

**City Council Regular Minutes – August 16, 2016
Claims from 8-17-16 thru 9-616
New Alcohol and Catering Licenses**

Council Member Christensen made a motion to approve the consent agenda as presented. Council Member Kaufman seconded the motion. The motion passed with all in favor.

DEPARTMENT UPDATES AND COUNCIL LIAISONS REPORTS

There were no reports given.

GRANT AGREEMENT WITH FAA FOR LAND PURCHASE AND PERIMETER FENCING

Council Member Mazalewski made a motion to approve the FAA Grant Agreement #3-16-0012-015-2016. Council Member Kaufman seconded the motion. A roll-call vote

was taken: Council Member Jones, aye; Council Member Mazalewski, aye; Council Member Christensen, aye; Council Member Kaufman, aye. The motion carried unanimously.

2ND READING/POSSIBLE ADOPTION OF ORDINANCE: DRIGGS LAND USE CODE ARTICLES 1-15 AND ZONING MAP

Ashley Koehler gave the Council a brief discussion of the code and reviewed public comments received since the last meeting. She stated the changes were not substantial and did not require a Public Hearing be scheduled.

Rene Lusser requested the parking standards be reduced for studio/efficiency apartments. Carl Jordan submitted comments that were generally address at the Planning and Zoning Commission. She stated some of his comments were not recommended by the Commission. She also reminded the Council that a six-month review was being requested by staff and could review concerns at that time. Claire Rood also requested a zone change in Phase 4 of Shoshoni Plains. However, Ms. Koehler felt this request should be seen as a separate application at a future meeting.

Council Member Mazalewski was concerned about not requiring 2 parking spaces per studio or efficiency unit as he felt the City would be looking at parking issues in the future. He concluded by stating he would like to review this in conjunction with the six-month review.

Council Member Kaufman made a motion to approve the 2nd reading of Ordinance 374-16 in order to adopt the Land Use Code Articles 1-15 and Zoning Map with the change to the parking table in Division 11.1 to include a 1 parking stall minimum per studio/efficiency residence. The approval is based on the finding that the proposed Articles comply with the Comprehensive Plan as summarized in the staff report and listing of goals and objectives in the Article Analyses. The Ordinance shall be evaluated within six months post-adoption. Council Member Christensen seconded the motion. A roll-call vote was taken: Council Member Jones, aye; Council Member Mazalewski, aye; Council Member Christensen, aye; Council Member Kaufman, aye. The motion carried unanimously.

VACATION OF EASEMENT: POWERS PROPERTY SUBDIVISION

Annie Dell'Isola presented information regarding a request to vacate a city sewer line easement. She stated the sewer line was installed elsewhere. However, the easement remained. Dan Powers spoke to the Council and requested the vacation, stating the city had no easement for the sewer line in the correct location and he had an easement on his property that was not useful.

Council Member Mazalewski made a motion to grant the vacation of the 15' sanitary sewer easement located on Lot 5A of the Powers Property Lot Split Short Plat Subdivision (Instrument #204247) so long as the following conditions are met: A new 20' sanitary sewer easement, to be deeded to the City, is recorded to cover the true location of the sewer line (between Lot 5B and 5C of the subdivision) to the

specifications outlined in the approved September 2009 Improvement Plans and be center on the sewer line, and an amended plat showing the vacation and referencing the new easement be recorded that the amended plat be reviewed by the county surveyor with the survey fee to be paid by the easement vacation petitioner (Dan Powers) and that city staff administratively review the amended plat before it is recorded by the petitioner. Council Member Jones seconded the motion. The motion passed with all in favor.

HUNTSMAN SPRINGS LODGE SUBDIVISION FINAL PLAT

Ms. Koehler presented information regarding the Final Plat for the Huntsman Springs lodge. She reviewed the twelve conditions attached to the Preliminary Plat and stated all had been completed. She further stated the Development Agreement had expanded since the preliminary plat and she supported the changes made.

Council Member Mazalewski was concerned with the financial guarantee for public improvements and housing surety, questioning how reliable a Letter of Credit could be. Stephen Zollinger informed the Council of the pros and cons of surety bonds and letters of credit and stated performance bonds were the best, in his opinion, and were not usually cost prohibitive.

Council Member Christensen was concerned with the employee housing requirement. Ms. Koehler stated that at the time a building permit was issued, the developer would need to submit a housing unit plan and a more realistic time line for development of employee housing. Council Member Christensen stated she would like to see a smaller percentage required and some housing completed by the time a Certificate of Occupancy was issued.

Bob Ablondi, engineer for Huntsman Springs, spoke to the Council. He stated concerns with the housing requirements and the financial guarantees and felt there was enough reason to request the issue be tabled until the next Council meeting.

Council Member Mazalewski made a motion to table the Huntsman Springs Lodge Final Plat discussion until the next available City Council meeting to obtain additional information. Council Member Kaufman seconded the motion. The motion passed with all in favor.

PROFESSIONAL SERVICES AGREEMENT WITH SIEGEL PLANNING SERVICES FOR UPDATES TO THE COMMERCIAL DESIGN STANDARDS

Mayor Johnson stated the requested funds for the Design Standards had been budgeted.

Council Member Christensen made a motion to authorize the expenditure of \$4,000, not to exceed \$4,500, from the P&Z consulting budget line for updating the Design Standards update. Council Member Mazalewski seconded the motion. A roll-call vote was taken: Council Member Jones, aye; Council Member Mazalewski, aye; Council Member Christensen, aye; Council Member Kaufman, aye. The motion carried unanimously.

CITY ENGINEER WORK ORDER – DOWNTOWN MASTER PLAN UPDATE

Mr. Self stated the estimated cost for the project was \$25,000 with half of the funds paid by the Urban Renewal Agency. The scope came back at \$26,048. Mr. Self stated there were funds in the budget to cover the additional \$1,048.

Council Member Jones made a motion to authorize the execution of a work order with the City Engineer for an update of the Downtown Master Plan NW Quadrant and a portion of the SW Quadrant with a not to exceed expense of \$26,048. Council Member Mazalewski seconded the motion. A roll-call vote was taken: Council Member Jones, aye; Council Member Mazalewski, aye; Council Member Christensen, aye; Council Member Kaufman, aye. The motion carried unanimously.

COOP HOUSING WORKSHOP GRANT AGREEMENT

Mr. Self stated the grant would cover expenses for staff to attend the workshop in Montana. There would be no cost to the city.

Council Member Christensen made a motion to authorize the execution of the grant agreement with Applied Communications of Whitefish Montana, for services connected with the Cooperative Housing Agreement. Council Member Mazalewski seconded the motion. A roll-call vote was taken: Council Member Jones, aye; Council Member Mazalewski, aye; Council Member Christensen, aye; Council Member Kaufman, aye. The motion carried unanimously.

UPDATES FROM MAYOR

Mayor Johnson reviewed his report with the Council. There were no additional comments or questions.

EXECUTIVE SESSION

Council Member Kaufman made a motion to go into executive session at 8:42pm pursuant to Idaho Code 74-206 regarding legal matters. Council Member Jones seconded the motion. A roll-call vote was taken: Council Member Jones, aye; Council Member Mazalewski, aye; Council Member Christensen, aye; Council Member Kaufman, aye. The motion carried unanimously.

Council came out of Executive Session at 9:09pm.

ADJOURNMENT

Council Member Jones made a motion to adjourn. Council Member Mazalewski seconded the above motion. The motion passed with all in favor and the meeting was adjourned at 9:09pm.

ATTEST:

Kreslyn Schuehler, City Clerk

Mayor Hyrum Johnson