CITY OF DRIGGS
PLANNING AND ZONING COMMISSION
MEETING MINUTES
May 13, 2026
6:00 PM

City of Driggs Planning and Zoning Commission met on May 13, 2026 at 6:00 pm. Commission members present were: Ken Kirkpatrick (Chair), Patrick Hertz (Vice Chair) Mitzi Van Arsdell, Burt Smith and Rob Marin. City Staff present were Driggs Planning & Building Director – Jade Krueger, Assistant Planner – Libby Jacobson, and Planning & Building Department Coordinator – Carly Andersen.

1. **6:00 pm Call to Order, Roll Call**
   Commissioner Kirkpatrick called the meeting to order at 6:00PM.

2. **Action Items:**
   a. Approval of minutes from the April 8, 2026 meeting
   Commissioner Van Arsdell motioned to approve the minutes from the April 8, 2026 meeting, Commissioner Marin seconded the motion. Roll call vote was taken as follows: Commissioner Smith—aye; Commissioner Kirkpatrick—aye; Commissioner Hertz—aye; Commissioner Marin—aye; Commissioner Van Arsdell--aye; the motion carried with all in favor.
   b. Approval of Statement of Recommendation ZC25-2 Alexandria Townhomes—Zone Map Amendment
   Commissioner Van Arsdell motioned to approve the Statement of Recommendation for ZC25-2 Alexandria Townhomes. Commissioner Marin seconded the motion. Roll call vote was taken as follows: Commissioner Smith—aye; Commissioner Kirkpatrick—aye; Commissioner Hertz—aye; Commissioner Van Arsdell—aye; Commissioner Marin—aye; the motion carried with all in favor.
   c. Approval of Statement of Recommendation SUB25-6 Wildwood Subdivision—Preliminary Plat
   Commissioner Van Arsdell motioned to approve the Statement of Recommendation for SUB25-6 Wildwood Subdivision. Commissioner Marin seconded the motion. Roll call vote was taken as follows: Commissioner Smith—aye; Commissioner Kirkpatrick—aye; Commissioner Hertz—aye; Commissioner Marin—aye; Commissioner Van Arsdell—aye; the motion carried with all in favor.
   d. Approval of Statement of Decision DR25-7 460 Bread Expansion—Design Review
   Commissioner Van Arsdell motioned to approve the Statement of Recommendation DR25-7 460 Bread Expansion. Commissioner Marin seconded the motion. Roll call vote was taken as follows: Commissioner Smith—aye; Commissioner Kirkpatrick—aye; Commissioner Hertz—aye; Commissioner Marin—aye; Commissioner Van Arsdell—aye; the motion carried with all in favor.

3. **Public Meeting: DR25-5 175 Front Street—Design Review**
   STAFF PRESENTATION
   Ms. Jacobson presented the staff report, reviewing the recommended conditions from DRAC discussed benches and options for civic space, reviewed public works comments and noted some as outstanding, and answered questions from the Commission about civic spaces.

   APPLICANT PRESENTATION
   Laura Davidson presented on behalf of the applicant, citing that the applicant had secured workforce housing funds, described the project as 26 units consisting of 1-3 bedrooms and 1 retail space. Ms. Davidson stated the doors from the trash enclosure had been removed from the plan, and noted that laundry amenities are individual to each unit. Ms. Davidson discussed the benches, suggesting they could be reduced to 4 feet from 6 feet and one bench placed on either side of the planters shown in the plan. Alternatively, benches could be moved back closer to the building.

   COMMISSION DISCUSSION AND RESPONSES

The Commission discussed western heritage design elements. Commissioner Smith requested clarification on design intent. Ms. Krueger suggested the Commission refer to Appendix A design standards.

The Commission discussed streetscape elements, including planter depth, bench configuration, spacing, and placement. Potential revisions included adjusting bench width, providing seating on both sides of planters, relocating benches toward building facades, and considering multi-use site furnishings. The applicant expressed general openness to design modifications.

Commissioner Marin made a motion to approve the Design Review and Site Development Application for DR25-5, based on the application materials attached for the proposed 175 Front St having found compliance with the Design and Site Development Standards if the following conditions are met

MOTION: Commissioner Marin made a motion to approve the Design Review and Site Development Application for DR25-5, based on the application materials attached for the proposed 175 Front St having found compliance with the Design and Site Development Standards if the following conditions are met:

1. Signs are approved via a sign permit application process. Design Review approvals does not constitute sign permit approvals.
2. Application will need final site development review by public works before final construction approval is granted.
3. Please confirm the alley way is 20' wide for fire access after the sidewalk was added.
4. Lot consolidation to occur prior to issuance of building permit.
5. Applicant to provide approval letter from RAD for enclosures.
6. Applicant to attempt to reconfigure the bench layout at the front of the building to provide more access from the parking spaces.

The motion was seconded by Commissioner Van Arsdell. Roll call vote was taken as follows: Commissioner Smith—aye; Commissioner Kirkpatrick—aye; Commissioner Hertz—aye; Commissioner Marin—aye; Commissioner Van Arsdell—aye; the motion carried with all in favor.

4. Public Hearing: SUB25-3 Corona Valley Subdivision—Preliminary Plat

OPENING OF PUBLIC HEARING

Commissioner Kirkpatrick opened the agenda item at 6:28PM.

STAFF PRESENTATION

Ms. Jacobson presented the Staff Report, discussed the history of the project and reasons the item was previously tabled, reviewed the proposal and discussed the Transportation Master Plan model for the project update, and reviewed the development agreement mitigations. Ms. Jacobson reviewed staff recommended conditions, noting approval from the postal service had been received.

APPLICANT PRESENTATION

Michael Knight of Connect Engineering presented on behalf of the applicant, reviewed the project, provisions for both full size and youth soccer fields, discussed housing types noting that both attached and detached homes are allowed in the RS-7 zoning district. Mr. Knight stated the applicant had worked through the review process and that changes have been made to the development proposal to address both neighbor and staff comments. Mr. Knight discussed moving the existing pathway over to allow more distance between pedestrians and the street, and to allow for the future expansion of Booshway St. Mr. Knight discussed horizontal curves and narrow crossing sections as traffic calming features, and discussed the TIS and proportionate share outlined in the updated materials noting the applicants share of updates needed for the neighboring streets and intersections. Mr. Knight highlighted the bulb out feature on the south side of Cowboy Trail and how that measure slows traffic through the neighborhood south of Ross Ave. and disincentivizes thru traffic through the neighborhood. Road cross section width, and stated there are now 63 parking spaces at the soccer fields.

COMMISSION DISCUSSION AND RESPONSES
Commissioner Smith asked if alternate entrance / exit locations for Comanche Way had been considered, asked if a Buffalo Way connection instead of Cowboy Trail had been considered, and asked if other traffic calming measures had been considered. Mr. Knight responded the plan aligns with the Transportation Master Plan.

Public Works Director Mazalewski confirmed the proposal aligns with the City of Driggs Transportation Master Plan and stated the TMP identifies Cowboy Trail connectivity as part of the broader transportation network. He stated the purpose of the grid system is to distribute traffic and provide multiple outlets.

Commissioner Smith asked about water capacity and phasing. Mr. Mazalewski stated water modeling shows sufficient capacity for Phase 1. He stated additional improvements will be required for later phases and may be constructed by the applicant or in coordination with the City's planned improvements.
Commissioner Smith asked whether zoning was appropriate. Ms. Krueger stated the proposal conforms with RS-7 zoning, which allows both attached and detached single-family housing.

PUBLIC COMMENT
Commissioner Kirkpatrick opened the public comment portion at 7:13PM. Several commenters referenced previously submitted written comments, which are included in the record. Three speakers provided new oral testimony during the hearing.

IN FAVOR (1)
Arne Carter, 355 E. Harper: Supported attached housing, stating it is needed for affordability. Stated familiarity with residents along Booshway. Expressed concern regarding increased traffic on Harper Road. Stated attached housing is appropriate and the development meets LDC standards. Requested consideration of widening Cowboy Trail. Suggested roadway adjustments to improve Booshway, including shifting or improving the roadway alignment. Expressed concern that the east side of Booshway is unsafe. Noted willingness to discuss contributing to Booshway improvements with the developer.

NEUTRAL (0)
None

OPPOSED (11)
Elizabeth Bowhan, 705 Buffalo Trail: Stated children walk in the street due to snow being pushed onto sidewalks. Questioned whether the City will address snow removal impacts. Raised concerns regarding parking enforcement on narrow streets, stating enforcement does not occur. Stated RS-7 zoning is primarily detached residential. Stated the Comprehensive Plan identifies density of 2–3 dwelling units per acre.

Jay Pence, [address redacted] Referenced previously submitted written comments. Supported bulb-outs but requested lming measures, including speed bumps. Stated signage is ineffective. Stated concern regarding traffic congestion on LeGrande Power and 5th during school pickup and drop-off. Stated need for an additional collector route. Stated current design does not adequately address traffic distribution. Expressed concern regarding density, overcrowding, and on-street parking impacts.

Dirk Leasure, [address redacted] Requested denial of the application. Stated concerns regarding RS-7 zoning compliance. roblems exist. Stated the record is incomplete. Stated he heard significant new information during the meeting.

Hannah Palmer, VARD (new testimony): Stated the application fails to adequately describe project impacts. Stated inconsistencies exist in the application. Stated missing cost calculations. Stated lack of impact analysis for multiple large-scale components. Stated Teton County School District information is incorrect. Stated discrepancies exist in fiscal impact analysis numbers. Stated the proposal does not align with the Land Development Code.

Jen Calder, [address redacted] **(new testimony):** Stated prior service on the Planning and Zoning Commission and City Council (20 denial of the application. Stated cumulative and compounding impacts to the City of Driggs. Stated concern regarding infrastructure and service capacity. Stated wastewater treatment plant is under strain. Stated the City cannot support the proposed density.

Linsey Edmonds, [address redacted] Acknowledged infill development but stated existing open fields are used for recreation such a biking. Reported increased traffic on Cowboy Trail. Stated a new through street would increase traffic volumes. Suggested a four-way stop at Easy and Cowboy Trail. Raised concerns regarding infrastructure impacts, snow removal, and storage of recreational vehicles.

Patty Leasure, [address redacted] Questioned primary intent of RS-7 zoning. Requested staff confirm compliance with legal cou that development should conform to the Land Development Code rather than the Future Land Use Map. Expressed concern regarding compatibility with surrounding neighborhood character.

Susan Pence, [address redacted] Stated 19-year teaching background at the high school. Stated limited enforcement ng prior drag racing concerns. Stated traffic is already a safety issue. Stated additional subdivisions would increase traffic on Cowboy Trail and Howard. Stated both streets lack sidewalks and are narrow. Stated concern regarding school district capacity and ability to add teachers or students. Questioned whether Cowboy Trail was intended as a connector route. Stated Buffalo Trail was originally intended to distribute traffic toward Ross Avenue and the planned roundabout.

Mike Hoyle, [address redacted] **(new testimony):** Stated residency since 1976. Stated development had not previously impacted q tated recent and proposed development has changed that perception and raised concern about future impacts.

Anna Linstedt, [address redacted] Referenced previously submitted written comments focused on traffic. Stated development m standards but does not address real-world impacts. Stated concern regarding traffic safety near Easy and Cowboy Trail, including a near-collision. Stated concern regarding water service reliability, saying “paper water does not equal wet water”.

Amy Cutting: Unable to provide oral testimony due to technical difficulties.

APPLICANT REBUTTAL

Michael Knight stated the applicant recognizes concerns raised during public testimony and has considered them throughout the review process. Stated the project team has worked to address comments since the beginning of the application and has made changes in response to staff and public input. Stated the applicant continues to coordinate with staff and is working to address outstanding items.

He stated the application has been reviewed by City staff and determined to comply with applicable provisions of the Land Development Code (LDC), Transportation Master Plan (TMP), and RS-7 zoning. Stated the Commission’s role is to determine whether the application conforms with applicable code standards.

He stated concerns regarding traffic enforcement and law enforcement are valid community concerns but are not within the scope of the Planning and Zoning Commission or development review process.

He stated RS-7 zoning is intended for single-family attached housing. Stated the surrounding area includes attached housing to the north and single-family residential to the south.

He stated density is governed by the Future Land Use Map (FLUM) and applicable provisions of the Land Development Code. Stated the FLUM establishes allowable density for the property and that the proposal conforms with those standards as confirmed through staff review.

He stated the applicant believes the proposal complies with applicable code requirements and is working with staff to finalize remaining details.

CLOSE OF PUBLIC HEARING
The public comment portion closed at 7:50PM.

COMMISSION DELIBERATION
The Commission discussed the application and public testimony.

Density and Zoning Compliance
The Commission discussed whether the proposed density is appropriate under the RS-7 zoning district. Commissioners noted that density is permitted under the applicable code, while acknowledging language in the zoning description referencing “primarily” single-family residential uses.

Discussion included that higher density development within city limits is contemplated by the Land Development Code and Comprehensive Plan, and that lower-density development patterns may contribute to larger lot sizes and increased housing costs.

Cumulative Impacts
The Commission discussed cumulative impacts associated with development within the City. Some Commissioners expressed concern regarding long-term cumulative infrastructure and service demands, while others noted that cumulative impacts are an ongoing policy consideration beyond a single project review.

Public Safety and Transportation
The Commission discussed public safety concerns, including traffic volumes, roadway capacity, and neighborhood circulation.

Commissioners referenced concerns raised regarding Cowboy Trail and surrounding road widths and noted traffic impacts identified in the Transportation Master Plan and traffic studies.

Commissioners discussed that transportation-related impacts are generally addressed through mitigation measures and are considered manageable through implementation of the Transportation Master Plan and associated funding mechanisms, including impact fees.

Fiscal Impact Analysis
The Commission discussed the Fiscal Impact Analysis (FIA) and its methodology. Questions were raised regarding the lack of clear standards in the Land Development Code for FIA methodology.

Staff noted that work is ongoing to refine FIA methodology and tools. It was noted that school district impact information is typically requested but not consistently provided in a standardized format. It was also noted that school impact fees are not currently permissible under applicable law.

Environmental Review
The Commission noted concerns that the Environmental Impact Statement appeared limited in scope. Discussion included general acknowledgment that development impacts may increase with distance from core areas, including wildlife movement considerations.

Snow Removal and Maintenance

The Commission discussed snow removal responsibilities and sidewalk maintenance.
Mr. Mazalewski that the City plows designated routes including Ross Avenue and Safe Routes to School pathways, City code requires property owners to remove snow from adjacent sidewalks within 24 hours, the City does not maintain snow removal on all sidewalks citywide, newer developments require separated sidewalk and roadway design to reduce snow storage conflicts.

It was further noted that HOA and CCRs are typically responsible for maintenance of internal private infrastructure, including pathways and drainage facilities.

Commission discussion included whether long-term snow removal responsibilities on Cowboy Trail sidewalks or similar corridors should be considered a policy question for City Council.

Drainage and Maintenance Responsibilities
The Commission discussed drainage features, including culverts. Staff clarified that drainage infrastructure within the development is the responsibility of the developer and/or future homeowners or HOA, depending on ownership structure and location.

General Findings from Discussion
Several Commissioners stated the application generally conforms with staff findings and applicable code standards. It was noted that transportation and infrastructure impacts are addressed through the Transportation Master Plan and mitigation requirements.

It was further noted that there were no identified grounds to continue or table the application.

MOTION: Commissioner Marin motioned to recommend approval of the proposed Corona Valley Subdivision Preliminary Plat to the City Council, based on the finding that the proposal as presented meets the criteria for approval, as listed in the Staff report and in Article 14.5.6 of the Driggs Land Development Code, so long as the following conditions are met:

1. All public works comments to be addressed and confirmed acceptable before city council.
2. The developer will work with the city to improve cross walks to Shredmore Park and offsite restroom amenities. Mitigations to be captured in the development agreement.
3. Parking lot landscape median is shifted to ensure conformance with LDC 11.1.3.H.3.
4. Details for benches, picnic pavilions, & the relocated 10’ walking path on Booshway be provided in improvement plans.
5. Photometrics Plan will be provided and approved before City Council.
6. Grand Teton Canal Company provide approval on project interface with the canal prior to City Council approval.
7. An avigation easement agreement be executed and referenced on the final plat.
8. City Council shall consider snow removal by the City on Cowboy Trail

The motion was seconded by Commissioner Hertz. Roll call vote was taken as follows: Commissioner Kirkpatrick—aye; Commissioner Hertz—aye; Commissioner Van Arsdell—aye; Commissioner Smith—nay, stating the application does not conform with applicable code requirements related to public safety and that he could not support the application on that basis; Commissioner Marin—aye. The motion carried 4–1.

5. Staff Items: City Business and Project Updates
Ms. Krueger reported that construction season is underway. She noted that project information is available on the City’s projects page and encouraged Commissioners to direct members of the public to appropriate staff resources when questions arise, noting that the Planning and Zoning Commission serves as community ambassadors.

She provided an update on Idaho Transportation Department (ITD) projects, noting three turn lane projects at the Fairgrounds, Broulim's, and Creekside. She stated the Creekside project is nearing completion and the Fairgrounds project is also expected to wrap up soon.

She reported that the 5th and Johnson project is moving forward, and that improvement plans have been completed and bids will be awarded shortly.

She reported that the Comprehensive Plan audit is complete and that staff is finalizing the scope of work for the next phase, noting it will be a significant undertaking in which the Planning and Zoning Commission will play a critical role.

She announced that Arbor Day will be held Friday at 4:30 PM at Lions Park and invited Commissioners to attend.

6. **Action Item: Adjourn**
   Commissioner Smith motioned to adjourn the meeting. The motion was seconded by Commissioner Van Arsdell. A roll call vote was taken: Commissioner Kirkpatrick—aye; Commissioner Smith—aye; Commissioner Marin—aye; Commissioner Van Arsdell—aye. The motion carried with all in favor. The meeting adjourned at 8:22 PM.