

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
January 12, 2011
7:15pm

MEMBERS PRESENT: Rene Lusser (conducting), Rick Baldwin, Delwyn Jensen, Chris Valiante, and Ralph Mossman.

OTHERS PRESENT: Planning and Zoning Administrator Doug Self, Deputy Planning and Zoning Administrator Kreslyn Schuehler and various other community members.

1) Approval of Minutes

The Commission reviewed the minutes from December 8, 2010. Commissioner Mossman, Commissioner Jensen and Commissioner Baldwin made corrections to the minutes.

Commissioner Delwyn Jensen made a motion to approve the minutes from December 8, 2010 as corrected. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor.

2) Sign Permit – Trapper’s Fish and Chips

Mr. Self stated that the applicant had submitted no new information and he suggested it be left on the agenda as a tabled item.

3) Sign Permit – New Star Restaurant

The freestanding sign had been installed. The applicant made notches in the existing sign structure to accommodate the sign.

Commissioner Delwyn Jensen made a motion to approve the sign for New Star Restaurant with the condition that a photo of the existing sign be attached to the application. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor.

Mr. Self requested the Commission amend the agenda to include Lighting Standards Committee nominations.

Mr. Self stated that Greer Jones had verbally expressed interest in the Committee. Commissioner Mossman stated he spoke to the Teton County Sheriff, Tony Liford, who stated if he were not on the committee, he would find someone from his office. Discussions of how many members should be on the committee began. Commissioner Mossman felt 7 members would be adequate.

Commissioner Mossman felt that August Christensen wanted to get involved with something within the City and was interested in lighting.

Commissioner Rick Baldwin made a motion to accept the nomination of August Christensen to the Lighting Standards Committee. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.

Commissioner Chris Valiante made a motion to accept the nomination of Tim Black to the Lighting Standards Committee. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor.

Commissioner Ralph Mossman made a motion to accept the nomination of Tony Goe to the Lighting Standards Committee. Commissioner Rick Baldwin seconded the motion. The motion passed with all in favor.

Commissioner Delwyn Jensen made a motion to accept the nomination of Greer Jones to the Lighting Standards Committee. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor.

Mr. Self reported on the lighting at Key Bank. He previously discussed the issues with Sherman Allen and told him the parking lot light was not on the original plans. Mr. Allen gave the city the set of plans that show the parking lot light and stated they would be happy to retrofit the bulb to a lower wattage. He requested that the pole height remain at 25 feet. Mr. Self stated this did not conform to the standards and questioned how the Commission wanted to handle the situation.

Carl Jordan stated that there was full cutoff, but because of the height of the pole, the light trespassed onto the nearby properties. Mr. Self stated that overspray was allowed on commercial properties but not on residential properties. Commissioner Jensen felt the pole height should conform to the standards. Mr. Jordan explained that if the pole was reduced in height by 5 feet and the wattage remained at 400 watts, the light scatter and trespass would not conform; the wattage would also have to be reduced.

Mr. Self stated that he would prefer the Commission to determine a period of time that was needed for the pole to come into conformance to the current regulations. Commissioner Lusser suggested Mr. Self send an enforcement letter indicating a plan be received by the next meeting and conformance be reached within 60 days. Commissioner Jensen suggested 90 days be given for completion.

Commissioner Ralph Mossman made a motion to inform Key Bank that they have 30 days to come up with a plan and 90 days to bring it into conformance with current lighting standards, which were to have a 20-foot pole and maximum initial luminance of no more than 4-foot candles. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor.

4) Lot Split for Lot 14 in Flying Saddle Subdivision as submitted by Sierra Bravo LLC

Jason Shiebler presented information to the Commission. He explained the location of the proposed lot split and stated the change would allow the residential structure to be outside of the security fence. A discussion of the proposed property line and the fence line began. Mr. Shiebler stated that most of the property line ran along the fence line, except for the south 56

feet. Mr. Shiebler concluded his presentation by stating that Lot 14b would be segregated from the other lot, preventing future issues with the FAA and residential properties.

Commissioner Delwyn Jensen made a motion to approve the lot split for Lot 14 in Flying Saddle Subdivision. Commissioner Ralph Mossman seconded the motion.

Commissioner Baldwin questioned if the fence line should be relocated to coincide with the new lot line. Mr. Self stated that it was not a requirement, but a recommendation to pass along.

The above motion passed with all in favor.

5) The Edge Subdivision – NE Corner of Ross and 5th, Preliminary Plat (Continued from July 14, 2010)

Mr. Self informed the Commission that the Public Hearing had taken place and this was a continuation with new information.

Sharon Woolstenhulme presented information to the Commission. She stated that the original 5 units had been reduced to 4 units facing Ross Avenue. A land exchange between the Petersons and the City of Driggs included 16.5 feet along the north side of Ross Avenue to be given to the Petersons in exchange for land on 5th Street. The original plat included open space, but now each unit would have separate ownership and there would be no common space in Phase 1. The townhome design concepts and revised water, sewer and road plans had submitted. The exchange of land would accommodate the needed street setbacks and vacation. Ms. Woolstenhulme explained the drainage of the storm water.

Mr. Self stated the setback issue with the sidewalk was that there was a ribbon curb proposed and there needed to be separation of about 5 feet between the sidewalk and the ribbon curb for safety. Mr. Woolstenhulme stated there was plenty of room to move the sidewalk.

Mr. Self questioned the alignment of the sewer services, stating that if the lots were individually owned, the sewer lines that ran across the lots would need an easement. Mr. Woolstenhulme explained the reasoning for this and stated that in order to reduce the amount of cuts to Ross Avenue, this particular layout of sewer lines was needed.

Commissioner Valiante questioned if further discussion had taken place regarding the intersection. Mr. Self stated that there hadn't, but felt there was enough room to do a roundabout when the time came.

Mr. Self stated the utility plans should be updated and the Public Works Director should review and approve the final plans, easements for the sewer lines should be provided, and the sidewalk should be moved.

Commissioner Mossman questioned if the applicant had researched the marketability of the homes. Mr. Peterson stated that they would review it but probably won't build all 4 homes at the same time.

Commissioner Delwyn Jensen made a motion to approve the Preliminary Plat for The Edge with the conditions that the sidewalk be moved off the edge of the road by a minimum of 6 feet and approval from the Public Works Department is obtained for the sewer and water and appropriate easements are noted if necessary for lines. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor.

6) Discussion of Zoning Ordinance Amendments

Land Use Tables and addition of new uses, including Motorsports Vehicles Sales and Service

Commissioner Valiante felt there were more uses that had been discussed in the past that should be included. Commissioner Mossman asked for a land use table to review.

Commissioner Lusser wanted to ensure that screening and trash control standards were added. Mr. Self felt that information could be added or be caught with Design Review if the use was a special use within the C3 zone.

The Commission agreed that the topic should be tabled until the next meeting.

MUR minimum district size reduction (2 acres to 1 acre)

Mr. Self stated there was a lot of interest from the community to have 1 acre as opposed to 2 acres in the MUR district. He felt that 1 acre seemed more reasonable and explained that the Huntsman Springs Subdivision was the only area that was zoned MUR at this time, but several areas could meet the requirements and apply for the specific zone.

Commissioner Ralph Mossman made a motion to include the MUR reduction of minimum district size in a packet for zoning ordinance amendments as written. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.

Agricultural Uses in Residential Districts

Mr. Self stated that the example given was from Washington and was presented by a community member who was interested in making the code more clear and permissible. At this time, the city has an ordinance that allowed 1 farm animal per acre and did not differentiate between small and large animals.

Commissioner Lusser and Commissioner Jensen were concerned about making the ordinance more tolerable, but did feel that small animals should have different standards. Mr. Self questioned if the Commission prefer to change the ordinance for small and medium animals and leave the standards for large animals. Commissioner Valiante felt the ordinance should be specific and blanket all animals.

Mr. Self stated that he felt the requirement that customers could not be part of the use should remain, as that would exclude sales. He also suggested a ½ acre requirement for medium animals.

Commissioner Lusser stated that setbacks should be included. Commissioner Jensen felt that enforcement should be easier and better defined. Commissioner Mossman suggested that the

process include a permit so that neighbors can be involved in the process. Mr. Self stated that neighbors couldn't have the ability to approve or deny the use.

Commissioner Valiante suggested researching other small towns and table the discussion to a later meeting. Commissioner Lusser felt that the ordinance was already established and just needed a "few more sentences to clean it up."

Commissioner Delwyn Jensen made a motion to adjourn. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor and the meeting was adjourned at 9:18pm.