

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
May 5, 2010
7:15pm

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

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 the previous meeting. Commissioner Mossman made a correction to the third paragraph on page 3.

Commissioner Ralph Mossman made a motion to approve the minutes from April 7, 2010. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.

2) Sign Permits

Verizon

Commissioner Lusser felt the sign met all requirements within the Sign Ordinance. Commissioner Mossman questioned if the City Council had included in the approval of the ordinance, a clause that allowed staff to approve signs if they conformed to the ordinance. Mr. Self stated that change would have to go through a separate hearing and suggested combining it, with a few other ordinances, at a later time.

Commissioner Delwyn Jensen made a motion to approve the sandwich board sign for Verizon/mybullfrog.com. Commissioner Rick Baldwin seconded the motion. The motion passed with all in favor.

Peak Printing

Mr. Self stated the applicant submitted a revised site plan. The signpost was approximately 8 feet from the property line and did not have an overhang. The sign was 9 feet and fit into the current sign ordinance standards. The only concern Mr. Self expressed was to ensure that the light bulbs were not visible from the roadway.

Commissioner Ralph Mossman made a motion to approve the sign for Peak Printing with the condition that the light bulbs are not visible from the road way. Commissioner Rick Baldwin seconded the motion. The motion passed with all in favor.

3) Teton Valley Creamery Design Review – 7:25pm

Mr. Self stated that the Design Review Advisory Committee recommended approval with the conditions that the lighting be full cut-off, ADA standards were met, and the civic space improvements were submitted. Mr. Self ensured the Commission that the ADA standards had

been noted on the building permit and that the site improvement for the civic space was received. The only other condition on the application should be that of the lighting.

Commissioner Baldwin explained the DRAC's review, suggestions and the reasoning behind the entry location on the north elevation. He also explained the changes that had been discussed and made.

Commissioner Mossman felt the application as presented was good. Mr. Self explained that the only way to have ADA access was to move the entrance to the building to the north. There was a discussion of the ADA ramp and the layout of the outside patio. Mr. Self stated there was the ability to move the patio furniture further to the north as the property owners also own the lot to the north. He also stated that next year, the sidewalk would be extended by another 19 feet.

Commissioner Delwyn Jensen made a motion to approve the design review application for Teton Valley Creamery with the condition that the lights have full cut-off. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor.

4) Huntsman Springs Seasonal Vendor Design Review – 7:35pm

Mr. Self stated there had been changes to the approved site plan. The original restaurant remodel would have been expensive and since it was a temporary use, the applicant would like to have a kitchen trailer instead, placed next to the barn. This would not be visible from the highway and the applicant would provide outdoor seating and restrooms. This use would be for five months out of the year, for the next two years, until the clubhouse was built. A timeline could not be placed on the application because it was not a Conditional Use Permit.

Mr. Self questioned if the Commission wanted to require that an ADA toilet be provided. Commissioner Jensen suggested that if the Huntsman Springs office was not open and available for this use, that another option should be provided. Mr. Self explained that this requirement may related to the Health Code more so then the Building Code and suggested that the Health Department require it, not the Commission. He also stated that the design standards do not require ADA restrooms. Commissioner Jensen felt the Commission should request an ADA toilet.

Commissioner Delwyn Jensen made a motion to approve the seasonal vendor design review for Huntsman Springs with the suggestion that they add an ADA accessible bathroom. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor.

5) Public Hearing – Height Exception Ordinance

Mr. Self stated that from the previous discussion, Section 7-4 was added.

Commissioner Mossman was concerned with the wording in Section 7. He stated that at the present time he was unable to think of anything else that should be added to the list of exceptions, but did not want to eliminate possibilities that hadn't been thought of. Discussion of how that paragraph should be worded began. It was determined that it should be re-written to state "building features such as church spires, belfries, cupolas...."

Commissioner Jensen questioned why “domes not used for human habitation” was a concern and felt that there were several situations where human habitation should be allowed in such areas. Mr. Self responded, stating that it could be taken off because of all of the “other controls in the ordinance.”

Mr. Self stated that the conditional use permit should be removed and an application for specific height exceptions should be developed. Mr. Self stated this could be done administratively before the ordinance was reviewed with City Council.

Commissioner Lusser opened the Public Hearing. There were no comments and the Public Hearing was closed.

Commissioner Ralph Mossman made a motion to recommend approval of the Height Exception Ordinance Amendment with the addition of the language for the process to request the exception. Commissioner Rick Baldwin seconded the motion. The motion passed with all in favor.

The Commission discussed changing the meetings to the second Wednesday of every month.

Commissioner Rick Baldwin made a motion to change the Planning and Zoning Commission meeting to the second Wednesday of each month. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor.

Commissioner Ralph Mossman made a motion to adjourn. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor and the meeting was adjourned at 8:16pm.