

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
August 16, 2010
7:15pm

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

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 July 14, 2010. Commissioner Baldwin made corrections.

Commissioner Ralph Mossman made a motion to approve the minutes from July 14, 2010 as corrected. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor.

2) Sign Permits – King’s Discount Store

Doug Self stated the applicant was adding “Discount Store” to the existing sign on the east elevation. The size conformed to the Sign Code and Mr. Self recommended approval.

Commissioner Ralph Mossman made a motion to approve the wall sign for King’s Discount Store. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.

3) Sign Permits – Teton Valley Chamber of Commerce

Commissioner Jensen informed the Commission he was a Board Member for the Chamber of Commerce.

Mr. Self explained the freestanding sign maximum size standards and stated the proposed sign could not be added as the property had reached the maximum amount of square footage allowed. He suggested the applicant have a portable sign or ask ITD to provide a sign for the business. He concluded by stating that all signs on the property had to be counted toward the total square footage of signage, which included the signs at Teton Valley Realty.

Commissioner Delwyn Jensen made a motion to approve the wall signs for Teton Valley Chamber of Commerce. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor.

Commissioner Jensen questioned if a monument sign was the same as a freestanding sign. Mr. Self stated it was, but could be changed. Commissioner Mossman felt the proposed sign did not fit the requirements for the Code and didn’t fit the esthetics of the existing sign structure.

Commissioner Ralph Mossman made a motion to deny the freestanding sign for Teton Valley Chamber of Commerce. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor.

As a member of the Chamber, Delwyn Jensen requested the sign face been approved to be placed on a portable sign.

Commissioner Ralph Mossman made a motion to approve a portable sign for Teton Valley Chamber of Commerce. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor. Commissioner Delwyn Jensen abstained from the vote.

4) Boundary Adjustment for Lots 5 and 6 in Sweetwater Subdivision Phase I as submitted by Richard Thoenig

Darryl Johnson with Jorgensen Associates was present to represent the applicant. He explained the layout of the subdivision and stated the initial intent of Phase 1 was to have hanger envelopes close to the runway with building envelopes further back on the lots. The applicant was requesting a boundary adjustment to eliminate the north/south lot line and change it to an east/west lot line. Mr. Johnson stated the applicant would follow the boundary adjustment with a zone change, which would allow the applicant to apply for a Through the Fence Agreement with the airport. He concluded by stating there was a right-of-way access along the west boundary in case Lots 5 and 6 were sold to different owners in the future.

Commissioner Jensen informed the Commission that he was an Airport Board member.

Mr. Self presented his staff report. He stated that lots 1-3 in Sweetwater were grandfathered in with regards to Through the Fence Agreements. He further stated that Note #4 on the plat should be removed as the rezoning of the plat had not occurred at this time. The revision of the owner's certificate should be changed to "adjustment of parcel boundaries" instead of "division of lands."

Commissioner Ralph Mossman made a motion to approve the Boundary Adjustment for Lots 5 and 6 in Sweetwater Subdivision with the conditions that the Note #4 be removed. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.

5) Sign Ordinance Amendment – Discussion of amendment to allow some form of off-site signage

Mr. Self explained to the Commission his research and findings regarding off-site signs. He felt a compelling option was to use the existing street signs and add 1-3 business signs, the same size as a street sign, to the posts. The size, color and background could be similar to the City street signs and those wanting an off-site sign could lease a space.

Commissioner Lusser questioned if only the bigger businesses would be able to afford the lease. It was determined that \$50 a year, as in the example, was reasonable. Commissioner Valiante wanted to ensure the cost of installing and making the sign was covered in the lease amount. Mr. Self stated the City should determine the requirements for the signs and provide manufactures for business owners, but felt it should be up to the owners to actually obtain and pay for the sign. He

further stated that these types of signs would not require a sign permit. It was also determined that the City would then be responsible for the sign once it was put up and that the insurance would cover any damage to the signs.

Mr. Self stated he would discuss the size, amount, color, etc. with the Public Works Director and reminded the Commission that the visual clearance for drivers would have to be met, allowing for only a certain amount of signs to be placed on each pole.

Commissioner Mossman felt that the fees were reasonable and suggested it be reviewed after a year to determine if it was covering costs.

Commissioner Valiante questioned if the Commission should determine what zones these off-site signs would be allowed in. Commissioner Lusser felt that the commercial signs should not direct patrons to non-commercial zones. Commissioner Jensen disagreed, stating that businesses in non-commercial zones, if approved, should be allowed to advertise as any other business. Commissioner Valiante felt it made sense to allow these types of signs to advertise businesses with a retail front. Mr. Self felt the signs should be allowed for retail, lodging and visitor oriented businesses.

6) Review of Area of City Impact Boundaries and Applicability of City Ordinances and make a recommendation to the City Council

Mr. Self stated he felt the boundaries should be determined before amending the Comprehensive Plan. The Idaho Code states that, "In defining an area of city impact, the following factors shall be considered: (1) trade area; (2) geographic factors; and (3) areas that can reasonably be expected to be annexed to the city in the future." Mr. Self explained that since water infrastructure was difficult to develop south of Teton Creek, and unlikely to be developed within the next 10 years, he did not include that area in the boundary.

Mr. Self stated that the Comprehensive Plan recommends that the Area of Impact boundary should only be increased where (1) the city limits have reached the area of impact boundary or anticipated to reach within five years; (2) the boundary does not constitute or protect a significant natural growth boundary; (3) the property owners included have the ability to increase the water rights and source capacity to a level that will offset the potential development; (4) the area is already served by utilities or the area expanded would support an efficient delivery of public services and (5) expansion does not create disincentives for infill development in the existing town or area that would be more efficient and desirable than new development on the outer edge.

Mr. Self explained that the County created a two-tiered impact area for the City of Victor with an urban growth boundary like the current Driggs Area of Impact where the city ordinances applied and a second tier where the county ordinances apply, but applications were sent to the city for the first public hearing. Mr. Self felt that the two-tiered system would be confusing to the public and would further complicate the AOI application process for staff, City Council and the Commission, as all would have to be familiar with the County ordinances.

The Commission discussed the west boundary. It was determined that the entire Huntsman Springs subdivision should be incorporated into the area of impact. Mr. Self stated that the City had approved water and sewer services for all of the development so it wasn't an issue to include that section. Commissioner Valiante suggested including the lagoons as well. It was determined that north half of the northeast section of 34, the section where the lagoons are located, be included.

The north boundary was reviewed. Commissioner Jensen felt there was a potential for development to the north and suggested leaving the boundary where it currently exists. Mr. Self felt that within 10 years, the property owners may not be able to increase their water rights and source capacity to a level to offset development, as required to include in the area of impact and suggested moving the boundary south by a half mile. He also felt that infill would be better closer to town.

Commissioner Mossman questioned if the City wanted more control by having city ordinances controlling the area if development occurred. Commissioner Jensen reminded the Commission that Huntsman Springs was not in the Area of Impact and it did not discourage the subdivision from being developed. He felt if it were in the Area of Impact the city would benefit more if it were to be developed. It was determined the boundary be left as is on the north side.

In regards to the east boundary, Mr. Self suggested extending the boundary to Stateline Road as this area currently received water and sewer services. Commissioner Mossman questioned if a portion of Section 17 should be included. Mr. Self responded stating that area was not on water and sewer services and would not likely be in the future because it was mostly developed, and therefore would not likely be annexed into the city.

To the southeast, Commissioner Mossman felt the boundary should be the floodplain boundary in order to include the whole geological feature, rather than having the boundary down the middle of the creek. The Commission also agreed to include Phase 1 of Targhee Hill Estates, since this was a recorded a partially developed subdivision on city sewer.

Discussion of the 1000E area began. Commissioners discussed the option of including Driggs Centre PUD and taking over the water improvements made by the development. Mr. Self stated that the City might not want to inherit a comparatively expensive water system that did not rely on gravity for achieving pressure. He also stated that the location, next to a landfill, was also not desirable. Commissioner Lusser felt there was resistance to develop in the area at this time.

Commissioner Mossman felt either all of Driggs Centre and the industrial areas be included or just include to the south bank of the creek. Mr. Self reminded the Commission that the City ordinances don't allow for some of the uses that are already in the subject area. Commissioner Lusser stated that a good framework plan had been established and hoped the County would adopt what was already established for the area.

It was determined that the boundary should remain as is on the southeast, except to include the south bank of the Creek, including the remainder of Section 20.

Mr. Self suggested extending the south boundary to incorporate a larger buffer around the creek and wetlands so the city could better ensure that the natural defining boundary remains a scenic gateway. He concluded by stating these changes shouldn't effect how the ordinances would apply.

Commissioner Delwyn Jensen made a motion to recommend to Driggs City Council to adopt the boundaries and retain the current use of how the ordinances apply in the Area of Impact. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor.

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 9:22pm.