

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

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

**OTHERS PRESENT:** Carolyn and Erwin Kouegger-Swiss Grill

**1) Seasonal Vendor Design Review for Swiss Grill in the Broulim's Parking Lot (Tabled from June 9, 2010)**

The Commission reviewed the newly submitted site plan and the improvements that would be made to the trailer. Mr. Erwin Kouegger stated he spoke with the management at Broulims. They felt that the trailer was in a good location at the present time. One concern was if the trailer were moved, the electrical wiring would have to stretch across the parking lot. Mr. Kouegger also stated that if the trailer were to move, customers would have to cross a vehicle traffic lane. At this time, customers can park and come straight to the trailer window, not worrying about traffic.

Commissioner Lusser stated he realized that the pedestrian traffic was not what it should be, but felt that if things were organized for pedestrians, they would begin to use the sidewalks more. Commissioner Jensen felt that where the trailer was presently located was safer than where it was proposed. However, he suggested the possibility of moving the trailer further south within the parking lot. Mr. Kouegger stated that while viewing traffic, most vehicles come in the two further entrances and filter to the parking lot, and do not come down the middle lane. The Commission agreed that the trailer should be moved further to the south within the parking lot.

Commissioner Jensen felt that the proposed design fit the standards for the C2 zone. Commissioner Lusser questioned how the applicant would deal with skirting around the wheel well of the trailer. Mr. Kouegger explained that most of the material would be accessed from mobile home vendors and was trying to find materials to mimic the log home appearance. He would also use lattice on the end of the trailer.

Commissioner Mossman questioned if information had been received from the City Attorney. Mr. Kouegger stated when he spoke to Doug Self, Mr. Self stated that the City Attorney did not feel there was a need to have applicants come back every year to reapply for the design review. Commissioner Mossman stated he wanted to know if the applicant would have to reapply for a seasonal vendor permit. He wanted the Commission to take action to make sure this was clarified.

Commissioner Baldwin questioned what material would be used for the skirting, as he did not want to see "rocks painted on plywood." Mr. Kouegger stated that the material would be

simulated 3-dimensional river rock. Commissioner Baldwin also felt there should be planters to designate the area and the ADA parking space should be signed if incorporated.

Commissioner Mossman felt the Commission should give the applicant a timeline as to when all conditions shall be met. Mr. Kouegger stated the trailer would be in Victor and Idaho Falls over the 4<sup>th</sup> of July weekend, but that he would start working on the improvements right away. The Commission felt that 30 days would be adequate and asked that the improvements and conditions be done by July 17, 2010.

Commission Valiante questioned how the applicant would make the ADA parking space available. The Commission was unclear as to how that would be done and questioned if other vendors had to do the same. Commissioner Jensen stated there were several parking spaces available and didn't see that as an issue. Mr. Kouegger stated most of the time there was only one vehicle there at a time. Commissioner Baldwin did not feel that was an issue that needed to be addressed.

**Commissioner Ralph Mossman made a motion to approve the Seasonal Vendor Design Review for the Swiss Grill with the conditions that the base be 3- dimensional simulated stone, all improvements be completed by July 17, 2010, if ADA space is needed a sign will be approved, and the location of the trailer is approximately 100 feet south of the northeast corner and that barriers are placed.**

Discussion of the orientation of the trailer began. Commissioner Lusser suggested setting the trailer at an angle so the hitch may become part of the barrier needed. Commissioner Baldwin felt the trailer should be parallel to Highway 33. Commissioner Mossman felt the applicant should be able to determine how the orientation of the trailer should be and that the Commission should determine if barriers are needed or not. Placement of barriers was discussed. Commissioner Jensen felt that telling the applicant that barriers were needed fulfilled the objective and did not feel the Commission should tell them where they should be placed.

**Commissioner Delwyn Jensen seconded the above motion. All were in favor and the motion passed.**

## **2) Sign Permits**

### **Dreamchasers Outdoor Adventure Club**

Commissioner Jensen questioned if the signs in the window counted toward the total sign area. Commissioner Lusser felt that the sign should have a weighted base and should not be in the highway right of way.

### **Las Delicias**

Commissioner Lusser explained that the configuration of the sign structure was grandfathered. If they add a second tenant to the sign, the structure would have to be changed.

**Commissioner Delwyn Jensen moved to approve the sign for Las Delicias. Commissioner Rick Baldwin seconded the motion. The motion passed with all in favor.**

**Dreamchasers Outdoor Adventure Club**

Commissioner Mossman read from the Sign Code to determine if window signs must be counted toward the total sign area. Window signs are exempt from permits. Commissioner Mossman felt that window signs should at least be counted toward the total sign area. Commissioner Jensen felt that if the window signs did not need a permit they should not be counted toward the total sign area.

Commissioner Lusser stated the sign could be approved with the condition that staff review to ensure the conformance of the total sign area.

Commissioner Mossman questioned if the Commission should reconsider the use of sandwich board signs, as they seemed to be abundant in the Central Business District. It was thought that the sandwich board signs were not as effective as projecting signs.

**Commissioner Ralph Mossman made a motion to approve Dreamchasers Outdoor Adventure Club sign permit with the condition that the staff review the relationship of window signs to the total sign area, the base must be weighted and must be placed on the sidewalk out of pedestrian traffic. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.**

**Discussion of the Facts and Findings for the Conditional Use Permit for the Impound Yard-**

The Commission felt that the definition of “wrecking yard” should be left out of the report.

Commissioner Valiante also felt that the Commission did not include in the motion that the impound yard cannot have 2 or more inoperable vehicles. Commissioner Jensen felt that the City agreed that the impound yard should be in business. They should be allowed to do their business as needed. It was felt that the definition of a wrecking yard should be better defined.

**Commissioner Chris Valiante made a motion to adjourn. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor and the meeting was adjourned at 8:32pm.**