

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
September 8, 2010
7:15pm

MEMBERS PRESENT: Rick Baldwin (conducting), 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 August 16, 2010 and August 23, 2010.

Commissioner Chris Valiante made a motion to approve the minutes from August 16, 2010 and August 23, 2010. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.

2) Zone Change from ADR1.0 to M1 for Lot 6 (as adjusted by the boundary adjustment application approved by the Planning and Zoning Commission on 8-23-10) in Sweetwater Subdivision as submitted by Richard Thoenig – 7:30pm.

Doug Self presented a map to the Commission that showed the hanger envelopes and the building envelopes in the Sweetwater subdivision.

Darryl Johnson, representing the applicant, presented information to the Commission. He stated the original intent of the subdivision was to allow owners to have a residential unit and a hanger that could access the airport. The subdivision was approved for that use, but since then the FAA would not allow access to the airport from a residential zone. He felt this was the best approach. He addressed the concern of increased density, stating that the density would decrease, having one hanger and building envelop as opposed to two of each.

Commissioner Baldwin questioned if this zone change was strictly to “get through FAA regulations.” Mr. Johnson replied stating that in order to enter into a Through the Fence Agreement with the airport, this change had to take place. Mr. Self stated it was unclear at this time if the FAA would allow this type of access in the future.

Commissioner Baldwin opened the Public Hearing.

Brent Blue spoke in opposition to the zone change. He stated the FAA just published a revised policy to allow Through the Fence Agreements on undeveloped land or land developed for the purpose of having Through the Fence Agreements. He stated there was a 45-day comment period and then the policy should be enacted 6-12 months after. He further felt this meant all properties that were developed with the intent of having access to the airport would be allowed and that the airport would be in compliance. Mr. Self responded to these comments, stating he

felt the FAA policy was not 100% clear as to if Through the Fence Agreements would be approved.

Commissioner Jensen questioned if Mr. Blue would be in favor of limiting the zoning to only allowing a hanger on the property. Mr. Blue felt that was a better solution, but wanted to see the current zone remain.

Chad Stettler spoke stating he was opposed to having commercial use in the area. He further stated that the lot was being sold and that the seller wanted this application to be tabled.

Anna Trentadue spoke in a neutral position. She wanted to encourage the Commission to look at the entire area and ensure there would not be any conflicting uses. She stated that eventually there may be a time when there needs to be commercial zoning in the area to support and sustain the growth in the area. She concluded by suggesting a new zone for the area.

The Public Hearing was closed.

Mr. Self stated the M1 zone was the compatible airport zone. An airport land use zone had been developed, but was tabled when the issues arose with the FAA and the Through the Fence Agreements. Mr. Self recommended, if approving this application, to do so with a condition that the M1 zone for this property would change to the airport land use zone once that zone was established or that the M1 zone be restricted to only airport related or private airport hanger use.

Mr. Self further stated that the Commission should move forward with this application until the applicant decided to discontinue the application. At this time, a Through the Fence Agreement could not be approved without a zone change. Commissioner Jensen questioned if the application should be tabled in light of the possible sale of property. Mr. Self felt that the Commission could table the application if they were willing to meet in the interim, if the applicant wanted the zone change to continue. Commissioner Jensen wanted to hear from the Airport Board regarding this type of “strategy to get a Through the Fence Agreement.”

Commissioner Baldwin was concerned that there may be a new owner and felt that after the issue of ownership was determined, the application could be reviewed with conditions.

Mr. Johnson stated the intent of the zone change was to create conditions that were the original intent of the subdivision. He stated he spoke to the owner of the property earlier in the day and was aware there was interest in the property but that no money had been exchanged at this time. He suggested the Commission approve the zone change so the City Council could review it. If the owner wanted to sell the property, the application could then be abandoned.

Commissioner Chris Valiante made a motion to approve the zone change with the condition that no commercial use was allowed and if the future airport land use zone was established, the lot would revert to that zone.

Commissioner Jensen was concerned that the above motion was not clear enough. Mr. Self stated that the airport land use zone would contain commercial use and the Commission could restrict the property to private airplane hangers.

Commissioner Chris Valiante made a motion to approve the zone change with a permanent condition that the property use be restricted to private airport hangers and revert to the airport land use zone should it be created. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.

3) Discussion of Off-Site Commercial Directional Signs

Mr. Self stated that he discussed standards for directional signs with the Public Works Director, Jared Gunderson, who felt that signs should conform to the Manual of Uniform Traffic Control Devices. After reviewing those standards, what was envisioned before would not be allowed. Community Wayfinding Signs and Tourist-Oriented Directional Signs were allowed and Mr. Self explained each.

Mr. Self suggested amending the Sign Code to allow for off-site signs on a portion of a freestanding sign that was adjacent to Little Avenue or Main Street. Currently the design standards allow for an off-site sign of not more than 12 square feet to be mounted to a building for a business behind another business. Commercial signage should be outside of the road right-of-way.

Commissioner Jensen questioned if the city would be willing to build monument signs and lease space for off-site businesses, placing them on the new sidewalks that would be developed with the Main Street Project. Mr. Self stated that would work for those near a sidewalk but there were many businesses that did not have access to a sidewalk on the north and south side of town.

Mr. Self stated that the Commission should get away from regulating content and therefore could only regulate signs with the minimum regulations of the Sign Code. However, the City did not want to have signs lining the highway for every business in town.

Discussion of monument signs continued. Mr. Self felt that the city should not be involved in providing signs for businesses. Commissioner Baldwin was concerned with providing too much latitude for signs. Commissioner Jensen questioned how the City of Jackson handled these types of issues.

Mr. Self read the definition for Tourist-Oriented Directional Sign and did not feel many of the businesses in Driggs would qualify for this type of sign. These types of signs could not be placed within the state right-of-way within the city limits.

Commissioner Jensen suggested increasing the maximum sign area allowed so long as that extra area was used only for off-site signs. Mr. Self responded stating that it was possible not to count an off-site sign as the total signage for either building while limiting the size of an off-site sign. Commissioner Jensen also suggested increasing the fee for off-site signs to discourage everyone from wanting one. Mr. Self stated that the material and color of such sign would also need to match the surroundings.

Discussion of the size of off-site signs began. Mr. Self suggested allowing 10% of the allowable sign size.

Commissioner Chris Valiante made a motion to adjourn. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor and the meeting was adjourned at 8:47pm.