

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
April 7, 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.

The meeting schedule was discussed. It was determined that the Commission would continue to meet on the first Wednesday of the month for the month of May and then switch to the second Wednesday of the month thereafter.

1) Approval of Minutes

The Commission reviewed the minutes from the previous meeting.

Commissioner Delwyn Jensen made a motion to approve the minutes from March 3, 2010. Commissioner Rick Baldwin seconded the motion. The motion passed with all in favor.

2) Sign Permits

Silverstar Wireless

Doug Self provided information to the Commission regarding the sign. He stated that Silverstar Wireless was adding a logo on the awning. This addition fit in the maximum total sign area and was just on one awning.

Commissioner Mossman questioned if the Commission could allow staff to approve signs if everything conformed, as opposed to bring them to the Commission. Mr. Self stated he would bring it to the Council as a recommendation. They just did the first reading of the sign ordinance.

Commissioner Ralph Mossman made a motion to approve the awning sign for Silverstar Wireless. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.

Family Dollar

Mr. Self stated that at the time the application was submitted there was concern that the projecting sign did not conform. At this time, the projecting sign would be 8 feet 6 inches above the sidewalk. Both the wall sign and the projecting sign conform.

Commissioner Delwyn Jensen made a motion to approve the wall sign and projecting sign for Family Dollar. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor.

3) Public Hearing for Zoning Ordinance Amendment – Addition of Temporary Rock Crushing as a Special Use in all zones (continued from March 3, 2010) – 7:20pm.

Mr. Self reviewed the changes that had been discussed at the previous meeting, stating that a final grading plan for the development would need to be approved by the City Council or County (if in the area of impact), conditions would have to be met if excavation occurred outside of the approved roadways or building foundations, and an 800 foot setback shall be established unless there was a noise reducing sound barrier.

Commissioner Jensen questioned the requirement for re-vegetation. Mr. Self explained that it would stabilize the soil and need to be treated to keep weeds to a minimum. Commissioner Jensen then questioned the requirements to dump extra materials. Mr. Self responded, stating that the applicant must remove the materials from the site within 30 days and felt that with all of the other controls within the ordinance, this would not be a significant amount.

Discussion of the setback began. Commissioner Mossman suggested keeping the 400-foot setback as the minimum setback or replacing “residential” with “occupied.” Mr. Self recommended changing “residential property line” to “occupied structure.”

Commissioner Lusser opened the Public Hearing.

Anna Trentadue spoke in a neutral position. She felt the commission did a good job in creating the ordinance and felt it was worth a try to “see how it works.” She felt this may be used in the Huntsman Springs area in the future. She had concerns that if the applicant did not complete the job because of financial constraints that the City should have the ability to take the materials and charge the applicant for hauling.

Commissioner Lusser closed the Public Hearing.

Mr. Self responded to Ms. Trentadue’s comments and stated that if the applicant did not remove the materials, they would be in violation of the Zoning Ordinance and would be charged with a misdemeanor.

Commissioner Ralph Mossman made an option to recommend approval of the Temporary Rock Crushing Ordinance as amended to the City Council. Commissioner Rick Baldwin seconded the motion. The motion passed with all in favor.

4) Parking Plan Review for 76 S. First Street East

Mr. Self presented information to the Commission. He stated that Roger Strout had purchased the building and was going to remodel it, as well as add a studio apartment on the top floor with an exterior access. The parking plan would require one parking space for the apartment and 3 parking spaces for the retail area. Mr. Strout was proposing 5 spaces with 1 handicap accessible and one space in the back of the lot for the apartment.

Mr. Self reminded the Commission that the Urban Renewal Agency had plans to reconstruct First Street in the future and would include asphalt parking at that time. Because of this, the

Commission may not want to require the applicant to do an asphalt parking lot. He recommended tire stops and walkways behind the vehicles to ensure an obvious designated pedestrian access.

Commissioner Lusser had concerns regarding the parking. The standard parking space for the City of Driggs is 9 x 18 feet. Mr. Self felt there was enough space to include an 11-foot travel lane with 6-foot sidewalks and 24-foot parking space depth, accommodating either angled or straight parking.

Commissioner Mossman questioned if the access was paved. Mr. Self stated that the City required pavement if there were 3 or more off-street parking spaces and for this property, there would only be one space in the back portion of the lot for the studio apartment. Commissioner Jensen felt that the Commission should be consistent with all applicants, specifically Game On, and require pavement for the parking on First Street. Mr. Self felt this would be a waste of resources since the Urban Renewal Agency had plans to improve the street.

Commissioner Lusser questioned if this requirement would be an “unfair imposition.” Commissioner Mossman felt it was a different situation because the property was not located on Main Street. Mr. Self reminded the Commission that the process was for the Commission to review the “basic idea” but felt that it was Jared Gunderson’s ultimate decision as he was the director of the Public Works Department.

Commissioner Jensen felt that the City should not allow gravel to be used because the Urban Renewal Agency may or may not be able to reconstruct First Street. Mr. Self stated that the off-street parking was within the Commission’s ability to require and that on-street parking was within the Public Works Department’s authority.

Commissioner Ralph Mossman made a motion to approve the off-street parking which consisted off the load dock and parking space and recommend to the Public Works Director that on-street parking be angled, with a hard surface and that the drainage issues were resolved. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.

5) Work Session – Height Exception Conditional Use Permit

Commissioner Mossman questioned the requirement that states features shall not occupy more than 20% of the building footprint. Mr. Self suggested changing the requirement to read “20% of each dimension” and questioned if parapet walls should be allowed to go higher. It was felt that it would be in a C2 or C3 zone and would mean an increase of 7 or 9 feet to a 45-foot wall, which may or may not change the nature of the street presence in a significant manner. Commissioner Baldwin suggested making an exception for a parapet wall that was not included in the 20% limit.

It was determined that the ordinance amendment was ready to be published for a Public Hearing.

6) Work Session – Joint Meeting for the Comprehensive Plan

Mr. Self explained that the County, Driggs, Victor and Tetonia Planning Administrators were recommending a joint Comprehensive Planning Committee be formed. He asked that two of the Driggs Commissioner volunteer to be a part of that committee which will begin in May. Commissioner Baldwin and Commissioner Jensen volunteered.

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 8:49pm.