

**City of Driggs**  
**PLANNING AND ZONING COMMISSION MEETING**  
**MINUTES**  
MEETING HELD AT CITY HALL  
**March 12, 2014**  
**6:30pm**

**MEMBERS PRESENT:** Delwyn Jensen (Chair), Chris Valiante, Jen Calder, Rick Baldwin, and Lindsey Love  
**STAFF PRESENT:** Ashley Koehler, Planning and Zoning Administrator  
**PUBLIC PRESENT:** Todd Woolstenhulme (Huntsman Springs) and Bob Ablondi (Rendezvous Engineering)

Chairman Delwyn Jensen called the meeting to order at 6:33pm and asked for a review of the 01/08/2014 minutes. **Commissioner Chris Valiante motioned to approve the minutes of 01/08/2014. Commissioner Lindsey Love 2<sup>nd</sup> the motion. Motion passed with all in favor.**

**1). Discussion/No Action: Preliminary Plat Review- Re-plat of Huntsman Springs PUD Phase 1 and 2 Addition to City - *Todd Woolstenhulme, Huntsman Springs & Bob Ablondi, Rendezvous Engineering***

Ashley Koehler summarized the staff report and described the Council meeting on March 4, 2014 that took place to review the park exchange proposal. The Council voted to have staff and the Parks Committee analyze a park on Bates Rd. This P&Z meeting is to review the re-plat proposal and make comments. A full staff analysis of the project and how it complies with the comprehensive plan and applicable ordinances will take place at a future P&Z meeting. Koehler then introduced the applicants.

Bob Ablondi displayed maps of the master plan and described the changes. The purpose of the re-plat is to make the lots more marketable. 95% of utilities already in and will have to be changed. Lots look onto a golf course and park rather than a street. Park area will increase from 8 acres to 14 acres and lot size increases from .14 to .19. The ROW reduced from 15 acres to 5 acres. Displayed concept elevations for the homes. Starting price will be less than \$500,000 and designed for second homes. Commissioners asked about ownership of the lots and if they would be spec homes. Applicants responded that the lots changing are all owned by Huntsman Springs (HS) and could be built as spec or sold. A few floor plan options will be available to choose from. Interiors can be changed, but exterior would all be top of the line.

Ablondi described park proposal and that it is property owned by H.S south of Bates Rd. Looked at BPA substation plan and this proposal accommodates for their 75 year plan. 10 acres proposed for a park exchange with the City. Dimensions are proximate; just showing size. HS not going to build the entire park just relocate existing park equipment as the 1<sup>st</sup> phase. Added additional 5 acres for city to consider for expansion or a recreation center. Todd Woolstenhulme added that this is a good gesture and trade. People can do different activities on same site. The west strip of BPA would be a buffer.

Commissioner Jensen asked when the park improvements would happen. Woolstenhulme responded that as soon as HS gets approval of the park plan by Council. They will all need to agree on a timeline and work on deadlines. Discussion on other park space shown in the Master Plan and the original intent was for them to be private, but they were later sold to the city. HS is unsure on the ultimate ownership of the other parks, but they would be open for the public.

Commissioner Jensen stated that HS has not given us a reason to not trust, but others have so it would **help all of us if made clear when parks are developed. The parks** should be developed concurrently with the proposal. The parks are widely used and have very nice equipment. The Bates Rd location is a direct route and better than current location, but the P&Z doesn't decide where parks go.

Commissioners Jensen, Calder, and Valiante expressed that they are okay with the concept. Some have seen this proposal in California where homes backed up on a common green.

Commissioner Jensen stated that the price point is too high; lower prices would integrate the development into the community.

Woolstenhulme stated that city lots are not selling and buyers start at the city lots and then decide to get a million dollar home on the golf course.

Commissioner Valiante stated that overall the layout and Harper Ave connection is good.

Ablondi described Harper Ave. connection. The city would like the connection, but not at HS's timeline. This connection is a key part of plan and needs to happen soon.

Timeline was discussed and HS hopes to move forward quickly with additional P&Z meetings. Phasing is proposed to be: 1<sup>st</sup> phase- middle section, 2<sup>nd</sup> phase-south end and 3<sup>rd</sup> -north end.

Koehler asked what phase the Harper Ave extension would be in. Ablondi responded that phase 1 is ideal, but HS needs to acquire land for it.

Discussion on maintenance of the potential pathway along Bates Rd and that it is to be determined through the Development Agreement Amendment with the re-plat.

**Commissioners recommended that HS connect the sidewalk from the W. Little Ave improvements to the Primrose pathway all the way to the Bates Park.**

Commissioner Baldwin commented that there are lots of lots in a row. If parks remain, then could offer a break up in lots. Not opposed to this plan, just a thought. There are a lot of positive aspects to the plan. Koehler suggested the applicant provide an overlay of building footprints on lots to show the variation and street frontage look.

Commissioner Love commented that HS is large and under single ownership. Will it become its own town? Ablondi responded that all the water/sewer service is provided by Driggs. One day it will be annexed. No intent to be separate entity.

Commissioner Jensen suggested lowering the price point to get community members living *in* Driggs instead of living in HS *near* Driggs.

Commissioner Love commented about the concern of long line of tight homes. It is a **wall of houses and needs some integration. Love requested garage locations and orientation to the street. Love has concern for all garages facing the street. If homes are interesting, then it may be okay. Love further requested street perspective drawings and wants to see what the setback variation will look like. The development should be walkable and make sure people can easily access a trail so the plan may need more breaks in the lots for easy access.** Asked about fences and what the CC&Rs allow. Woolstenhulme responded that no fences are allowed in the front and only small fences for pets may be allowed outside of setbacks.

Commissioner Valiante commented that consideration is needed if a 5' setback with a 5,000sqft home on a lot is adequate.

Commissioner Jensen stated that P&Z is willing to help accommodate additional meetings if needed and asked about plans for a hotel. Ablondi responded that Panorama [HS planning consultant] is considering a five star hotel. The desirable location is on the north end because of views and adjacent to fitness center rather than by courthouse because views of the substation.

Koehler summarized the comments from P&Z that are requested to be addressed:

1. **Timeline for the installation of the new park**
2. **A draft Development Agreement Amendment that outlines maintenance responsibility of the parks and pathways**
3. **Variation in footprints or setbacks along Primrose and Woodland Star**
4. **Integration from the “wall of lots” to the rest of the city**
5. **Photo simulation of homes from street perspectives**

Commissioner Love would **prefer the same setback for the homes and a small front setback**. Harper Ave won't be used by public, only residents of the subdivision. Asked the other Commissioners if we want these type of homes for 2<sup>nd</sup> homeowner housing? **Would like more streets connected and a variety of homes.**

Commissioners agreed that they **need to scatter the home styles**. Referred to Teton Springs only having 5 approved plans, but that it is okay to have the same homes in a neighborhood, but not okay for the town. A lower price point is important so the development is integrated. There is a market for smaller homes, but high quality. Commissioners questioned if a 5,000sqft home would be marketable on a lot this size. **Connectivity along Primrose in addition to Harper Ave. extension would help integrate.** Commissioners requested copies of the CC&Rs, the plats, and the Development Agreement to see all the binding documents. Maintenance of parks should be performed by Huntsman Springs, it would be sad to see the quality of the parks be reduced if HS is not involved.

## **2). Discussion: Planning Department Project Prioritization for 2014**

Koehler asked for comments from P&Z on the list of projects. Commissioners agreed that the annexation of island parcels and adopting by-laws for the Design Review Advisory Committee should be a higher priority.

## **3). Chair/Vice chair election**

**Commissioner Calder motion to nominate Delwyn Jensen as Chair and Rick Baldwin as Vice-Chair. Commissioner Valiante 2<sup>nd</sup> the motion. Motion passed with all in favor.**

**Commissioner Calder made a motion to adjourn at 8:37pm. Commissioner Love 2<sup>nd</sup> the motion. The motion passed with all in favor.**

Approved by:

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Delwyn Jensen (Chair)

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Date