

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
May 14, 2014
6:30pm

MEMBERS PRESENT: Delwyn Jensen (Chair), Chris Valiante, Jen Calder
STAFF PRESENT: Ashley Koehler, Planning and Zoning Administrator
PUBLIC PRESENT: Kevin Thompson, David Curtiss, Roger Shea, Daylen Brandes

Chairman Delwyn Jensen called the meeting to order at 6:33pm and asked for a review of the 04/09/2014 minutes. **Commissioner Chris Valiante motioned to approve the minutes of 04/09//2014. Commissioner Jen Calder 2nd the motion. Motion passed with all in favor.**

1) Possible Approval to combine Lots 1 and 2 of the Broulim's Retail Center Subdivision. Applicant: Kevin Thompson surveyor for Broulim Property Management, LLC.

Ashley Koehler presented the plat amendment and the purpose to merge lots so that the Broulims grocery store can be expanded and be contained on one lot.

Commissioner Calder made a motion to approve the Plat Amendment with the condition that the Plat be reviewed by the County Surveyor. Commissioner Valiante The motion was passed with all in favor.

2) Possible Approval: Design Review of Bank of Commerce façade remodel.

Ashley Koehler presented a staff report on Design Review and explained the conditions, followed by a recommendation from the Design Review Advisory Committee to approve. Commissioner Calder asked when the concrete slab will be removed, and if the applicants are okay with the conditions. **Commissioner Valiante made a motion to approve with conditions outlined in the report. Commissioner Calder seconded the motion. Motion was passed with all in favor.**

3) Public Hearing/Possible Recommendation: Rezone of 1510 N Highway 33 from C-3 to C-2 for the purpose of constructing a school and private church. Applicant- Roger Shea of Calvary Chapel Fellowship of Teton Valley, Inc.

Koehler presented the Staff Report, including the current zoning, surrounding uses, comprehensive plan conformance and a description of the proposed school and church. Two public comments were received and presented. Koehler recommended that P&Z approve with conditions listed in the Report.

Roger Shea stated that the property is better suited as C-2 zoning. He would rather see kids than equipment. If sold, he did not want it to revert back to a C-3, but not planning on that. He added that the site plan is not even in a draft form yet and is very preliminary. He does not want to build Phase 2, just Phase 1. He would like sidewalks, but doesn't want to pay for the easement.

Dave Curtis added that they are still working on their due diligence for water/sewer connections and how it may impact location for a future pathway along Highway 33. Curtis asked when the pathway location needs to be determined. Koehler responded that it will need to be determined when the site plan is reviewed by the Design Review Advisory Committee and ultimately P&Z at a later meeting.

Curtis added that the construction will take place in 2015, rather than 2014. Fundraising is taking place right now. Commissioner Calder asked if the one year timeline for the Conditional Use Permit is okay. Shea said the paperwork could be completed in time, but he may not build right now.

Commissioner Calder asked about the height. Shea referred to the site plan and said it is 27 feet, less than the 30 feet outlined in the site plan.

Commissioner Valiante asked why not amend C-3 zone to allow for the school and church? Shea said it had been considered. Koehler added that both options need city council review, but this option narrows the review to this property rather than all areas zoned C-3.

Commissioner Calder made a motion to recommend to the City Council to approve an Ordinance to conditionally re-zone the 5 acre property from C-3 to C-2 and to amend the zoning ordinance Title 9, Chapter 7 to list “schools” as a Conditional Use in the C-2 zone. The rezone shall be subject to the approval of a CUP and construction of the joint church and school on the site. Commissioner Valiante seconded. The motion was passed unanimously.

4) Public Hearing/Possible Recommendation: Ordinance Amendment to permit “schools” as a conditional use in the C-2 zone. Applicant- Roger Shea of Calvary Chapel Fellowship of Teton Valley, Inc.

Commissioner Delwyn Jensen asked about the square feet for the CUP and if limiting the use to a certain square footage was necessary. Koehler said that staff’s review of the plan and conditions were based on a certain square footage, so she advised a maximum be set. Commissioner Jensen asked if City ordinances have a time limit for CUPs. Koehler said no, but other communities do and the recommendation to have a limit is consistent with the City’s Subdivision ordinance. Commissioners discussed if one or two years was appropriate. Both Jensen and Calder were OK with 2 years.

Commissioner Valiante moved to approve the CUP for the construction of a joint church and school facility as described herein and conditioned on the following:

- 1. Only phase 1 of the building is approved at this time up to 15,000sqft.**
- 2. The site plan shall be revised that complies with the parking standards.**
- 3. A revised site plan and building elevations shall be submitted for review by DRAC and P&Z that addresses the requirements in Appendix A Design Standards and Guidelines.**
- 4. A public pathway along Hwy 33 built to city specifications shall be required to be constructed by the owner at such time that the pathway extends to this parcel.**
- 5. The applicant shall exercise best efforts to obtain a pedestrian access easement from the south or west of the property in order to achieve connectivity to the existing sidewalks and neighborhoods.**
- 6. If a building permit is not submitted for and remain active within two years of the date of approval of the Design Review by P&Z, the CUP shall be null and void.**
- 7. Commissioner Calder seconded the motion.**

Commissioner Jensen requested that Staff ensure that the public comment received from Karl gets responded to.

5) Staff Items: Announcement regarding a joint meeting with Code Studio, for Wednesday, Thursday, and Friday evenings and Saturday at noon regarding the new Form-Based code that is being developed for Driggs and the region.

Commissioner Jensen announced that he needs to step down from his position as a Commissioner due to other obligations. Commissioners and Staff acknowledged and thanked him for his service.

Commissioner Valiante made a motion to adjourn. Commissioner Calder seconded the motion. Meeting adjourned at 7:44 pm.

Approved by:

Delwyn Jensen (Chair)

Date