

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
November 20, 2014
6:30pm

MEMBERS PRESENT: Rick Baldwin, Larry Young, Lindsey Love, and Chris Valiante

STAFF PRESENT: Ashley Koehler, Planning and Zoning Administrator, Doug Self, Community Development Director, and Stephen Zollinger, City Attorney

PUBLIC PRESENT: Rick Miller (The Development Company), Garrett Chadwick (Plan One Architects), Bob Ablondi (Rendezvous Engineering for Huntsman Springs), Todd Woolstenhulme (Huntsman Springs), Sean Moulton, Anna Trentadue (VARD), John Hansford, Rene Lusser, Count Webb, and Erica Earles

Rick Baldwin called meeting to order at 6:40 pm. **Chris Valiante motioned to approve minutes for 9-10-14 and 10-8-14. Lindsey Love seconded motion, and motion passed with all in favor.**

1. Building and Site Plan Design Review for Business Complex remodel at 1420 N Hwy 33— *The Development Company (Ted Hendricks)*

Ashley Koehler presented the Staff Report describing that the proposal is for an interior remodel with minor site improvements to the landscaping, adding a deck, and improvements for ADA accessibility. Only the building and site elements that are being changed are subject to the Design Standards. Koehler described the positive recommendation and conditions received from the Design Review Advisory Committee (DRAC) and specifically called the Commissioner's attention to the pathway installation timeline.

Rick Miller stated the owners do not want to maintain the pathway for years if it does not connect to anything and prefers installing when there is a connection constructed to this site.

Commissioner Larry Young commented on his approval of the project and suggested removing the three year requirement from condition #2. Commissioners discussed specifically more details about the pathway.

Commissioner Larry Young motioned to recommend approval of the Design Review of the Building and Site at 1420 N Hwy 33 subject to conditions # 1-9 in the Staff Report, with edits to # 2:

- 1. A distinguishable pedestrian pathway connection shall be installed from the south entrance to the adjacent property to the south. The pathway may be striped through the asphalt parking area, but shall be concrete or other hard surface from the curb to the adjacent property line to maintain ADA accessibility.**
- 2. A pathway along the highway that will ultimately connect into the existing public pathway located south of King's shall be installed by the owner when one of the following events occurs: 1) the owner requests to consolidate the driveways; 2) within one year of adjoining pathways being constructed to the property and that this requirement shall be documented in a development agreement.**
- 3. All noxious weeds shall be removed from the site and the property maintained in a weed-free condition.**

4. A 5' canopy should be added over the south entrance door by the parking stalls that supports a safe and attractive pedestrian environment, as required in 5-4b.
5. The ground mounted mechanical equipment on the north side of the building shall be screened with a fence. Because the equipment interrupts the concrete walkway, the concrete walkway shall be expanded around the mechanical equipment to provide for a safe and connected walkway to the parking area and main corridor accesses.
6. The dumpster shown on the site plan shall be moved to the northwest corner of the lot and screened with a fence. The fence shall match the color and materials of the building.
7. Additional connecting walkways as identified on page 5 shall be installed to connect all entrances to the parking area. The walkways may be installed at grade to match the existing. Park stops shall be added between the walkway and parking stalls.
8. Parking lot lighting shall be reviewed with the Conditional Use Permit and such lighting shall fully comply with Lighting Ordinance #333-12.
9. Landscaping shall be re-located as shown on page 5, including an additional landscape bed added to the north side of the deck.

Commissioner Lindsey Love 2nd the motion. Motion passed with all in favor.

2. Public Hearing/Possible Recommendation: Amendments to the Driggs Comprehensive Plan Land Use Chapter and Future Land Use Map and zoning amendments to Title 9, including city and Area of Impact zoning map amendments in regards to the Huntsman Springs Planned Unit Development

Koehler presented the Staff Report describing the recent Use Exception and PUD amendment process that permitted a luxury hotel at the north end of the Huntsman Springs PUD. Koehler then explained that a rezone, zoning ordinance amendment, and comprehensive plan amendments are now being proposed to better review the proposal. She presented the zoning amendments for the renaming of the MUC-1 zone to PUD-HS-2, modifying the MUR and MUR-1 zone into the PUD-HS-1 zone and creating a new third zone, PUD-HS-3 for a resort hotel. A slideshow outlining the issues related to the hotel zone was presented specific to the height, hotel operations, and commercial use. Additional public comments were received since the Staff Report was published and were handed out to the Commissioners. Koehler concluded with a recommendation that the Commissioners consider additional public comment at the meeting tonight and vote to recommend approval of the amendments or table the item.

Commissioners opened the meeting for a public hearing.

For

Bob Ablondi was in favor of the ordinance. Ablondi explained that he understands the concerns about the hotel and commercial area but he believes the project will be an overall net positive for the community. Ablondi mentioned that Huntsman Springs has CC&Rs that have not been cross referenced with the proposed ordinance but that may be fine. Ablondi explained that City Council spent 4 hours discussing the hotel and that the height has been reduced since P&Z first reviewed it. Ablondi shared that the annexation plat and agreement have been signed and addressed the public comments submitted about commercial concerns.

Neutral

Anna Trentadue stated that she is pleased to see with the review process now and the rezone now and is sure the hotel will support the economy and commerce of the city. Trentadue then shared the results of an online survey conducted by VARD (Valley Advocates for Responsible Development) about the project. There were 120 survey responses with 96% of responders being property owners / residents of Teton County. Common concerns were about the cannibalization of downtown while most responders were okay with the proposed hotel and the uses inside. There was some concern over the height of the hotel as well as the loosely defined “excursion center.” She called for a better visualization of what the hotel will look like from various vantages in the valley as well as a call for a 3rd party market study to help determine commercial demands and overall effects on the downtown area.

Count Web, a resident of Victor, stated that he is neutral because of the commercial. He felt that it may be inconsequential as long as it is only serving clients of the hotel. Web would like to see Huntsman Springs confirm that they are okay with the proposal.

Against

Erica Earles shared concerns that this hotel looks like a hotel found in Jackson, not in Driggs. Earles expressed the concern that putting commerce outside of town will tinker with the downtown. She shops in downtown and knows where the money goes. She concluded by saying that this project will change Driggs the way that Grand Targhee Resort changed Driggs. Grand Targhee Resort has restaurants there because it makes sense.

Chair Baldwin closed the public hearing.

Commissioner Young shared that there had been more comment received before the meeting and for this reason felt inclined to table the proposed ordinances. Young shared concerns from these additional comments including concerns about potential commercial uses and the vague definition of “commercial use” and “excursion center.” He explained that the problem was not with the text proposed but with the overall commercial use outside of the hotel.

Commissioner Valiante stated that he felt ordinances for PUD-HS-1 and 2 were okay and that overall the hotel was the most important. Valiante was happy to see the height of the hotel reduced from 60’ and shared his opinion that he felt the excursion center was okay. Valiante supported the idea that a pathway is an important factor and overall supported the decision to table at this time to allow Huntsman Springs more time to digest the material.

Commissioner Love disclosed that one of her clients also works with Huntsman Springs, but no connection with the proposed hotel. Love shared concern over having more user friendly zone names. Love then shared that her main concern is accepting commercial use outside of the city. She stated she would rather see the project happen with retail than not at all. Love would like to see investment and empirical evidence that commercial development outside of the city would not affect downtown. Love also called on Huntsman Springs to be a leader in sustainable building and development and to maintain sustainable goals.

Chair Baldwin acknowledged that the stumbling block in the project is the public concern that the downtown will struggle. Baldwin also wanted to address a linkage from the project area into town, but he is okay with the height. He recognized that good points were made by the VARD survey but suggested that a special meeting for those concerns might be more appropriate.

Young added that there was too much info submitted right before the meeting and that a special meeting might be more appropriate to address those comments. Doug Self addressed the Commission requesting that they go through the issues tonight. Self opened the discussion on the issues, specifically the commercial. Commissioners summarized that there might not be impacts to downtown as long as current downtown shoppers are not drawn to the hotel commercial area, but concerns remain about competition with downtown. Self and the Commission discussed ways that shopping could be dis-incentivized including limiting parking, square footage, phasing in the occupancy of the commercial with a timeframe or Conditional Use Permit, the orientation of entrances, and limiting highway advertisements. Zollinger cautioned the Commissioners that they cannot consider if the hotel commercial will hurt downtown business as planning and zoning does not have that authority or oversight.

Commissioners discussed options to break up the ordinance and Comprehensive Plan amendments and ultimately determined the public hearing needed to be opened again for the public to respond to their comments.

Chair Baldwin reopened the public hearing.

For

Bob Ablondi shared that Panorama International advised him that retail is a very important component of the hotel project. Ablondi would be willing to compromise on a Conditional Use Permit for the retail square footage above 6,000 but was insistent that there be a village center around the proposed lodge. The retail could have gone into the hotel building, but that would have made the building larger, so it was placed outside. The hotel and commercial are proposed here to be near the golf course because that is the amenity. Ablondi acknowledged that the suggestions that have been made are fine and hopes that P&Z will make a recommendation.

Neutral

Anna Trentadue summarized again that most comments and concerns seem to be about the proposed commercial uses. Trentadue explained that a market study is a standard in Jackson before commercial development and suggested that perhaps there is an opportunity for downtown businesses to serve hotel guests, but a market study would help clarify. Trentadue encouraged the commission to table these ordinances at this time and again requested a visualization and market study of the project. Trentadue closed by sharing that this is the most public comment that VARD has received in her seven years of experience with VARD.

Commissioner Lindsey Love motioned to table all proposed ordinances. Commissioner Larry Young 2nd the motion. The motioned was carried with 3-1 in favor and Chair Baldwin opposed. Commissioners stated that the item would be reviewed at the next meeting, scheduled for December 11, 2014.

Commissioners each stated their reasons for tabling, including the need for more time to review, considering the comprehensive plan, and requesting more data on the commercial. Discussion on review timeline with P&Z and City Council.

3. Work Session: Draft Form Based Code Review

Discussion will continue at future meeting. Lee Einsweiler, consultant for Code Studio, was present for a discussion, but due to the late hour Koehler recommended that the discussion be continued to a future meeting. For now, information is available online and Koehler requested that the Commission review the draft Code to become familiar with the format and specifically the downtown mixed use zone.

4. Staff Items: Zollinger gave concluding legal counsel on making a decision about the hotel and commercial zoning and not getting involved with developer's business model.

Chris Valiante motioned to adjourn the meeting. Larry Young 2nd the motion. Meeting adjourned at 10:55pm.

Rick Baldwin, Chair