

**MINUTES OF THE CITY OF DRIGGS
CITY COUNCIL MEETING
MARCH 6, 2012**

Pursuant to adjournment of the City Council meeting held February 21, 2012, and the call of the Mayor, the Driggs City Council met **Tuesday, March 6, 2012**, at 7:15 p.m. A roll call was taken and present were council members: George Mosher and Ralph Mossman, Mayor Daniel Powers, City Attorney Stephen Zollinger, and Planning and Zoning Administrator Doug Self. Mayor Powers led the Pledge of Allegiance.

2012 FAIR HOUSING PROCLAMATION FOR THE MONTH OF APRIL

Mayor Powers read the Proclamation.

DANIEL KING / JUDO ACADEMY – REQUEST FOR LEASE IN DRIGGS RECREATION CENTER

Doug Self presented information to the Council. He stated this business currently had space on Johnson Avenue with 200 square feet. Yama Judo would like to expand and Mr. Self assumed 400 square feet would be adequate. He further stated it was a use that would benefit children and was in the approved Resolution for the Community Center.

Mr. Self explained that the city would rather see businesses in viable space in the downtown area, but in this case they are outgrowing their current space. There are other spaces available, according to Daniel King's summary, but which are less than ideal and more expensive.

Mayor Powers requested to know what other spaces had been researched because he did not want to compete with private space. He felt that there may be private spaces that would be suitable and wanted to know why they had ruled them out.

Council Member Mosher questioned if the space they used would be available for other larger city functions.

PLANNING AND ZONING REPORT

Policy on Public Lighting Standards (Recommendations from Driggs Outdoor Lighting Standards Committee)

Council Member Mossman explained that the proposed lighting standards would change the current standards drastically and would mean that over time, some of the lighting that was in place now would be lost. He further explained that some money would be saved by turning lights off sooner, but that timers would be needed, costing money to put those in place.

Mayor Powers was concerned with the limited options for LED lights that do not exceed 3200 kelvins. Council Member Mossman felt that street lights should be kept as low as possible and didn't feel the kelvins should be increased. Mayor Powers questioned what the current color temperature was on Main Street. Mr. Self stated he would check to see

what they were. (Note: After the meeting Mr. Self found the information to be 3000 kelvins)

Council Member Mossman stated that the warmer the color of the light, the better it was for the dark sky. Council Member Mosher wanted to ensure the changes would benefit the city and were focused on "what was going to be in the popular range," rather than what was going out of existence.

Council Member Mossman stated the Ordinance that went along with the policy, allowed for 10 years to make the necessary changes. He further explained that the policy was directed at street lights and all other public lighting and the Ordinance was directed toward commercial lighting.

EMS SERVICES & CAPITAL IMPROVEMENT PLAN – BRET CAMPBELL, TETON COUNTY FIRE CHIEF

Bret Campbell presented information to the Council. He stated the Arson Task Force had been working on several cases with the Sheriff's office and felt that they were doing what needed to be done to prevent future arson cases in the Valley. He further stated that the Fire Department ISO rating had enhanced to a rating of 4 within the year, which showed an improvement in service and would decrease insurance rates.

Mr. Campbell stated a work meeting had been scheduled for the Impact Fees for the Fire District next week. He invited Mr. Self and Mayor Powers to attend.

Mr. Campbell discussed the background of the impact fees and stated that instead of having different fees between all of the cities and county, one fee should be established. This would result in a new agreement between the Fire District, the cities and county. The growth rate and the Capital Improvement list were updated, Mr. Campbell added.

Mr. Campbell stated the City of Driggs should discuss a recommendation as to what percentage of the Calculated Impact Fee should be implemented for the city. Mayor Powers stated at one time he felt that the city should be collecting less than the outer laying areas because the cost was less. However, Mr. Campbell informed Mayor Powers that the protection service in the city was better due to the proximity.

Mr. Self questioned if the \$2 million property tax had been removed. Mr. Campbell said that it had and that amount, over the next 20 years, (length of capital improvement plan) might be in excess. In reality, with the economy today, Mr. Campbell felt that may not be immediate. Mayor Powers stated that it was discussed, at one time, that the city would rather see the fees paid through impact fees than through property taxes.

Mr. Campbell explained the EMS proposal that was currently being discussed. In the interim, the Fire District was proposing to staff an ambulance at the Victor station if the hospital would pay for the supplies. There had been opposition to that plan and Mr. Campbell asked for the city's involvement in future discussions, stating that there would be a 59% saving with the Fire District providing the service.

Jared Gunderson, Public Works Director, arrived.

PUBLIC WORKS REPORT

Jared Gunderson reported the new truck was purchased and had been used to plow the streets. The vehicle mount to read the water meters was used. The meters that need to be read by hand, would be replaced over time to the radio read units.

Mayor Powers stated there were 8 pre-qualifying bids for the Sewer Treatment Plant Project.

Mayor Powers and Mr. Gunderson discussed road projects for the coming year. Mr. Gunderson would get preliminary costs for each project to include in the 2012-2013 budget. Mayor Powers stated those included would be the one block reconstruction of Harper Avenue from Main to First Street. Mr. Gunderson was also going to discuss with the County fixing some potholes around town to see if they would be willing to help.

Council Member Greer Jones arrived.

PUBLIC HEARING – ANNEXATION REQUEST – HUNTSMAN SPRINGS CLUBHOUSE PROPERTY – 7:30PM

Todd Woolstenhulme presented information to the Council. He referred the Council to Mr. Self's staff report. Council Member Jones stated it was very clearly presented as to the advantages and disadvantages of annexing the property.

Mr. Self presented his staff report. He stated the Planning Commission had a Public Hearing and concluded that the request conformed to the general recommendations of the Comprehensive Plan. The property was contiguous to the city limits and within the Area of Impact. The Planning Commission found that it would be fiscally responsible to annex the property and recommended the property be annexed with a zoning designation of MUR-1, which is the Huntsman Springs PUD zoning district and the Comprehensive Plan Future Land Use Map and Land Use Recommendations be amended to adopt the approved Huntsman Springs PUD Master plan as the desired land uses within the PUD boundaries.

Mr. Self stated that Woodland Star Drive would extend through this area and until the road was dedicated or bonded for and built to city standards, the road would remain privately owned and maintained.

Mayor Powers opened the Public Hearing at 8:50pm. There were no comments and the public hearing was closed.

Council Member Mosher made a motion to suspend the rules and read by title only Ordinance 332-12. Council Member Mossman seconded the motion. Adams took a roll

call vote; Council Member Mossman, aye; Council Member Mosher, aye; Council Member Jones, aye.

Council Member Mosher made a motion to approve Ordinance 332-12. Council Member Mossman seconded the motion. The motion passed with all in favor.

PUBLIC HEARING - WINKLER ZONE CHANGE REQUEST – PORTIONS OF LOTS 5 AND 6 IN THE SWEETWATER SUBDIVISION – PHASE 1 - 7:45PM

Darryl Johnson, from Jorgensen Associates, presented information to the Council. Currently the two subject lots were zoned ADR1.0. Mr. Johnson stated that the original intent of the subdivision was to build hangars on the lots with residential units to the north. Because of the Driggs Corrective Action Plan, residentially zoned lots no longer have the capability to access the runway.

It was being proposed that the southern portion of Lots 5 and 6 be rezoned to M1 (Industrial) to allow for hangar use and providing a means to access the runway with a Through the Fence Agreement with the airport.

Mike Dronen, from Eastern Idaho Public Health, had reviewed and approved the proposed shared well and septic for lots 5a and 5b and 6a and 6b. The Fire Marshal had approved the subdivision and the Home Owners Association and neighbors were in favor of the configuration of building envelopes.

Mr. Self presented his staff report. He presented a letter from Ray Vetsch stating all owners in Sweetwater Subdivision were in favor of the Winkler Subdivision short plat. The Comprehensive Plan dedicates the entire Sweetwater Subdivision as airport land use and the M1 zone was essentially the airport land use zone at this time.

The Planning Commission recommended rezoning the properties with two conditions; that the allowed uses on the property are limited to airplane hangars and all other uses are treated as conditional uses and that the applicant consents to allow a future rezone to Airport Land Use zone, once such a zone was created. Mr. Stephen Zollinger stated he would feel more comfortable if the applicant signed a letter giving the City permission to change the zone once that was established and not have it as a condition of the zone change. He further stated that the State Statute for the new zone would include all of the above conditions and given the change in circumstances, no conditions would be needed on the current zone change.

Mayor Powers opened the Public Hearing at 9:12pm. There were no comments and the Public Hearing was closed.

WINKLER SHORT PLAT – SPLITTING LOTS 5 AND 6 IN SWEETWATER SUBDIVISION, PHASE 1

There was no additional information for the short plat.

Council Member Mosher made a motion to recommend to the County the approval of the zone change for Lots 5b and 6b in Sweetwater Subdivision as presented. Council Member Jones seconded. The motion passed with all in favor.

Council Member Mosher made a motion to recommend to the County the approval of the short plat for Lots 5 and 6 in Sweetwater Subdivision as presented. Council Member Jones seconded. The motion passed with all in favor.

**PUBLIC HEARING - PLAT AMENDMENT IN DRIGGS FLY-IN SUBDIVISION
- SHIFT IN LOT G1 - 8:00PM**

Mr. Self presented the information to the Council. He stated the building was misplaced on the lot by approximately 9.5 feet. The application was to move the G1 hangar envelope to the east to correct this issue. There were no written comments. Mr. Self also spoke with Mark LaJohn, representative from Teton Aviation, who did not have any concerns.

Mayor Powers opened the Public Hearing at 9:20pm. There were no comments and the Public Hearing was closed.

Council Member Mossman made a motion to approve the plat amendment for the Driggs Fly-In Parkway Third Amendment as presented. Council Member Jones seconded the motion. The motion passed with all in favor.

PLANNING AND ZONING REPORT

Tiger IV Grant

Mr. Self reported the Tiger IV Grant was a total of \$1.4 million with a minimum Federal grant amount of \$1 million. This grant would include the Victor Transit Facility, the Driggs Transit Facility, the LINX Central Office, and the Driggs Park and Ride Lot. There are matches that would be included.

Council Member Jones voiced his concerns regarding the LINX Central Office taking "a big chunk" of the Community Center. He was uncomfortable with reducing space for the gymnastic center, the Judo Academy, the climbing wall and various other recreation activities. Mayor Powers felt that square footage was larger than originally discussed. Mr. Self stated it would include the call center with offices for 5 staff members, a reservations desk, break room and waiting room for riders. Mayor Powers felt there was space to include this and did not feel 2,500 square feet would need to be "taken away from anyone else."

Mayor Powers stated it was discussed that the LINX Central Office could use the Industrial Building for the interim, but for the long term it made more sense for them to be where the transit center was located.

Council Member Mossman questioned what the local contribution was to the projects. Mr. Self stated other grants would be found to help supplement and reserve funds could be used.

Mr. Self questioned if the City wanted to get a concept plan for the Transfer Facility. He felt it would be well worth the money as the grant was very competitive and any additional information would be helpful. Council Member Mossman felt it was a good idea and suggested whoever did the drawings should look at a two story structure.

Council Member Mossman made a motion to hire L8 Group to do proposal for the transit center. Council Member Mosher seconded the motion. The motion passed with all in favor.

Mr. Self stated he also would like support to do a Gem Grant with Silver Star Communications to run fiber optics in the downtown area at the Driggs Industrial Building, The Teton County Development Center and the Blackhawk Building. Mr. Self further stated there was a 20% match. However, Silver Star has stated they would contribute the 20% match. Mr. Self asked that the Council choose between the Industrial Building or the two buildings closer to town as the grant was only for \$50,000.

Mayor Powers reminded the Council that the intent of doing this was to create jobs and enhance buildings where businesses could be located. Doing the two buildings may create jobs and boost the economy in the downtown area. Council Member Mosher agreed, stating it was an advantage to having this closer to the core of Driggs.

Mr. Self felt the Industrial Center would be the easiest of the three, as that was the buildings intended purpose, to create businesses and jobs. Council Member Mossman questioned if the owners of the buildings in Downtown would be willing to contribute as well, so the grant could cover more, to include the industrial building. Mayor Powers stated he felt some would, but felt that would not cover all of the proposed buildings.

Mr. Self would look into the options and determine what else can be included in the grant.

Mr. Self read Resolution #270-12, supporting and endorsing the Idaho Gem Grant Application.

Council Member Mossman made a motion to approve Resolution #270-12 for the Idaho Gem Grant Application for the Driggs fiber optic project. Council Member Mosher seconded the motion. The motion passed with all in favor.

CLAIMS REVIEW

Council members reviewed the claims.

Council Member Jones made a motion to approve the claims through March 6, 2012. Council Member Mossman seconded the motion. The motion passed with all in favor.

MINUTES TO REVIEW

Mayor Powers felt there were significant issues in the Minutes which require them to be tabled to the next meeting. The Council agreed.

ADJOURNMENT

Council Member Mosher made a motion to adjourn. Council Member Mossman seconded the above motion. The motion passed with all in favor and the meeting was adjourned at 9:55pm.

ATTEST:

Kreslyn Schuehler, Deputy City Clerk

Daniel J. Powers, Mayor