

City of Driggs  
PLANNING AND ZONING COMMISSION MEETING  
MINUTES  
MEETING HELD IN COUNCIL CHAMBERS  
May 19, 2016  
6:30PM

**P&Z MEMBERS PRESENT:** Douglas Rey, Grant Wilson, and Larry Young

**STAFF PRESENT:** Annie Decker, Planning and Grants Technician and Ashley Koehler, Planning and Zoning Administrator

**PUBLIC PRESENT:** Cheyenne Enrico, Peter Broughton, Mark Fisher, Sarah Johnston, Kevin Brenden, Jerod Pfeffer, Todd Johnson, Sam Lee, Brendan Conboy (VARD), Dale Prowes, Lou Christensen (Airport Board Chair), Lillian Bowen (Driggs Airport Consultant), and Rick Miller.

Larry Young called the meeting to order at 6:45PM

**1. Approval of Meeting Minutes from April 13, 2016**

**Commissioner Wilson motioned to approve the minutes from 4/13/16 with the correction of one typo in the phrasing of Commissioner Young's name in the motion on Item 5. Commissioner Rey 2<sup>nd</sup> the motion. Motion passed with all in favor.**

**2. Possible Decision: Design Review for façade remodel at 30 E Little Ave**

Koehler presented the project and introduced the business owner, Cheyenne Enrico, present at the meeting. Koehler explained that DRAC reviewed this project and made a recommendation to the P&Z Commission to approve the project with conditions and that DRAC had been particularly concerned with the placement and design of the three wall signs originally proposed. Koehler made note that DRAC was concerned about projecting signs in the wind on E Little but that the applicant would use appropriate brackets to mount any projecting signs and pointed out that these types of signs are found in many locations around Main Street and Little Ave. Commissioner Young asked the applicant if the conditions as proposed would cause any hardships for the business owners and Cheyenne expressed that her only concern was the discontinuation of the proposed sign design as their current logos have been in use for at least 10 years. Commissioner Young then disclosed that the applicant entered his place of business and brought up this project but Commissioner Young informed the applicant that the appropriate time to discuss the project was at this P&Z meeting. Commissioner Wilson asked what the logos would look like if combined and Cheyenne explained that the two Timberline businesses (Home and Solar) were two distinct businesses and that again their preference would be to retain the current design/logos but utilize a different combination of signs (wall signs along with projecting sign). Commissioner Young gave the public the opportunity to weigh in [invitation made due to a large crowd that was in attendance for Item #3 on the agenda]. No public chose to speak. Commissioner Rey expressed his support of the façade remodel so long as all applicable City Codes were met.

**Commissioner Wilson motioned to approve the façade remodel based on the finding that the proposed remodel complies with the applicable standards of Appendix A if the following conditions are met:**

- 1. The use of corrugated metal for the “beltcourse” is approved, but must be framed in wood so that the wavy edge of the metal is concealed.**

2. **The window planter boxes are approved, but should be planted/decorated in the winter or removed for the season.**
3. **Three wall signs in a row as proposed in the original submittal on 3-23-16 are not approved because they detract from the architecture.**
4. **A combination of 2 wall signs and a center projecting sign are approved with the following conditions:**
  - a. **The sizes and height shall be evaluated for conformance with the Sign Code and permitted as such.**
  - b. **The signs shall be located in the beltcourse and limited to the width of the windows.**
  - c. **The wall signs shall be proud on the metal (installed on top of the metal) and framed by wood.**
  - d. **The wall sign shapes shall be the same.**

Commissioner Rey 2<sup>nd</sup> the motion. Motion passed with all in favor.

### **3. Public Hearing/Possible Recommendation: Ordinance to replace Title 9 Zoning Regulations and Zoning Map with Driggs Land Use Code- Article 9.3 (Airport Overlay), Article 10 (Use Provisions) and Proposed Zoning Map.**

Koehler presented an overall summary of the Land Use Code project and explained that the proposed Airport Overlay is a new addition to the Land Use Code which was drafted by Staff and reviewed by the Airport Board as well as P&Z at a number of work sessions. Koehler explained that the updates to the P&Z recommended Zone Map from November being reviewed at this Public Hearing include Public Comments that have been received since the November recommendation as well as the proposed airport zones. The Public Hearing for these airport updates was originally scheduled for May 5, 2016 but staff had not received any public input and decided to mail notices to property owners adjacent to the airport and run another larger ad in the paper, which the legal requirements did not mandate mailings for this project. Staff has since received a number of public comments and Koehler let the P&Z know that three additional comments had been received since the report was sent out to the Commission including comments from Brad Christensen, the owner representative of Teton Air Ranch subdivision, Brendan Conboy of VARD, and Mori Bergmeyer.

Commissioner Young asked staff to confirm that the Airport Board has reviewed the proposed Airport Overlay, zones, and associated Division in Article 9. Koehler confirmed that the Airport Board has reviewed all materials.

### **The Commission opened the public hearing at 7:17PM for any of the public to comment on Article 9, Article 10, or the associated proposed Zone Map.**

#### **MARK FISHER (COMMENTS REGARDING ARTICLE 9):**

Fisher explained that he owns one of the smaller hangars by the airport and explained that the proposed standard limiting hangar apartments to 20% of the GFA of a hangar would be very limiting to owners of smaller hangars like himself. Fisher requested at least a slight increase in the percentage of GFA being considered and also suggested that the standard could focus on "elevated floor space" to help hangar owners utilize floor area that might be available to them other than on the main floor. Commissioner Wilson asked if Mark considered these residential hangar apartments a permanent residential space and Mark explained that he sees these apartments mostly as short term residential uses.

#### **SARAH JOHNSTON (COMMENTS REGARDING PROPOSED ZONE MAP CHANGES)**

Johnston is working with the Broughtons on development projects on their lots along Johnson Ave [proposed Zone Map change #4]. Johnston argued that the RS-3 Zone being requested would be supported by the Comprehensive Plan which calls for medium density residential uses in this area (6-10 units per acre) which would not even be possible with the RS-7 Zone. Johnston and the current property owners see this as an area where an “agrihood” development could be possible, including residences on small lots with garden space adjacent and available to residents. The smaller lot sizes and setbacks allowed by RS-3 would accommodate this type of development.

**KEVIN BRENDEN (COMMENTS REGARDING PROPOSED ZONE MAP CHANGES)**

Brenden is a lot owner on the corner of 2<sup>nd</sup> and Fremont (proposed map change #3) who would like to see the current C-1 zoning of his lot remain consistent with the Land Use Code updates. The lot was originally proposed as RS-7 but Brenden would like to see the NX applied as this is most similar to the C-1 Zone for which his lot is currently zoned and was a result of a rezone granted in 2007. Commissioner Young asked Brendan why the NX zone was preferred. Brenden explained that the current uses on the lot are residential with some commercial uses active and planned. The RS-7 zone on the lots on this corner could result in some non-conforming uses and would affect the plans that the lot owners currently have for those lots. Brenden asked staff if there is support to include the flag lot in the SE corner of the same block in the proposed NX zoning. Koehler explained that staff would support the rezone of the flag lot to NX as well to maintain consistency within the block.

**JEROD PFEFFER (COMMENTS REGARDING PROPOSED ZONE MAP CHANGES)**

Pfeffer is also a lot owner on the corner of Fremont and 2<sup>nd</sup> and supports the NX zoning to remain consistent with the current C-1 Zone.

**TODD JOHNSON (COMMENTS REGARDING PROPOSED ZONE MAP)**

Johnson currently owns the two lots at the corner of 1<sup>st</sup> and Fremont. Currently his western lot that fronts 1<sup>st</sup> street is zoned CBD. The proposed zone map shows this lot proposed as NX. Johnson would like to see this lot zoned DX to remain consistent with his current CBD zoning.

**The Commission closed the Public Hearing at 7:34PM.**

The Commission decided to phase the deliberation and focus on one Article / topic at a time. The Commissioner began their deliberation on Article 9 at 7:38PM. Koehler began by responding to the comment from Mark Fisher regarding elevated floor area and pointed out that the way the Ordinance currently reads there is no distinction between which floor the apartment square footage is limited to, it is just purely a percentage of the GFA of the hangar.

Commissioner Young highlighted that the only sticking point with Article 9 remains the appropriate standard for apartment size in hangars. The Commission had questions regarding building and fire safety for these apartments and Koehler explained that these units would still have to go through a regular building permit process through which building and fire codes are enforced. The Commission agreed that the purpose of any standard regarding apartment size is to ensure an apartment remains a secondary use in a hangar and suggestions for simplifying the standard were considered by the Commission. P&Z deliberated on size limitations for the accessory apartment.

**Commissioner Young opened the Public Hearing again at 7:54 PM to allow the public to comment on the proposed changes to hangar apartment size standards.**

**MARK FISHER**

Would like to see the maximum allowed size be 1200sqft instead of the 900sqft the Commission was considering, otherwise he agreed with the structure of the standards proposed.

SAM LEE

Recommends that 1250sqft be the maximum apartment size allowed for all hangars and that the 20% GFA limit can be applied to how much space the apartment can take up on the ground floor. Lee explained that most apartments are two stories and that this truly makes them secondary to the use of the space as a hangar.

LOU CHRSTENSEN (CHAIR OF DRIGGS AIRPORT BOARD)

Christensen explained that the lots where apartments would be allowed in hangars are not the hangars located on city owned property but the hangars located on private property adjacent to the airport. Christensen explained he is not too concerned with what the final numbers are for apartment square footage allowed so long as it is limited somehow.

LILLIAN BOWEN (DRIGGS AIRPORT CONSULTANT)

Lillian expressed her support of Sam Lee's suggestion for limiting square footage of apartments.

**The Commission closed the Public Hearing at 8:03PM.**

Koehler reinforced that staff's preference is to have a clear, enforceable standard and supports Sam Lee's suggestion.

**Commissioner Wilson motioned to recommend to City Council to adopt an Ordinance to replace Title 9 Zoning Regulations of the Driggs City Code with the proposed Land Use Code including Articles 9.3 with the change that apartments allowed as secondary uses in the Airport Operations Overlay District may not exceed a GFA of 1250sqft and 20% of the ground floor area of the hangar in which the apartment is located, in addition to Articles 1-9 and 11-15 that were previously recommended. The recommendation is based on the finding that the proposed Articles comply with the Comprehensive Plan as summarized in the Staff Report and listing of goals and objectives in the Article Analyses. The Ordinance should be evaluated within six (6) months post-adoption.**

**Commissioner Rey 2<sup>nd</sup> the motion. Motion passed with all in favor.**

The Commission then deliberated on the proposed Zone Map updates as outlined in the Staff Report as #1-6 and the two additional proposed map updates presented as public comments, the first to zone Todd Johnson's lot and the lot directly N on the corner of 1<sup>st</sup> and Fremont to DX and the request to change Lots 1&2 of Block F in Creekside Meadows (currently zoned commercial) to the RX zoning.

Commissioner Young voiced his support for proposed change #1-4 but did not support proposed change #5 (Parkes property from C-2 to NX) or proposed change #6 (McClure/Adams property from R-1 to RM-1 or RM-2) as these both came across more as spot zones and that it should fall upon any future developer to formally apply for the new zoning when ready to pursue development. Commissioner Wilson and Commissioner Rey agreed with the analysis provided by Commissioner Young.

**The Commission opened the Public Hearing again at 8:22PM for any remaining comments on the proposed changes to the Land Use Code map.**

NONE

**The Commission closed the Public Hearing at 8:22PM.**

Commissioner Young reviewed all additional staff recommended changes to Article 10 (as outlined in the 5/11/16 Article Analysis) with the Commission and supported all except noted that Section 10.8.1 B(e) regarding airport hangars should reference the newly recommended square footage standards.

**Commissioner Rey motioned to recommend to City Council to adopt an Ordinance to replace Title 9 Zoning Regulations of the Driggs City Code with the proposed Land Use Code including Article 10 and Zoning Map with the following changes:**

- 1. Proposed Zone Map changes #1-4 as found in the Staff Report**
- 2. The rezone of the two lots on the SW corner of the block at the corner of 1<sup>st</sup> and Fremont to the DX zone**
- 3. The rezone of Lots 1&2, Block F of Creekside Meadows to the RX zone**
- 4. All recommended changes to Article 10 as outlined in the 5/11/16 Article Analysis with the inclusion of the newly recommended airport hangar apartment size standards referenced in Section 10.8.1B(e)**

**P&Z recommends these changes in addition to Articles 1-9 and 11-15 that were previously recommended. The recommendation is based on the finding that the proposed Articles comply with the Comprehensive Plan as summarized in the Staff Report and listing of goals and objectives in the Article Analyses. The Ordinance should be evaluated within six (6) months post-adoption.**

**Commissioner Wilson 2<sup>nd</sup> the motion. Motion passed with all in favor.**

#### **4. Possible Decision: Design Review for remodel at 1420 N Hwy 33- *Teton Business Center***

Koehler summarized the project, explaining that the project went through Design Review approval in 2014. A revised plan has been presented to use a portion of the building a bus storage facility. Because of the change of use the elevations have changed and Koehler wanted to ensure P&Z reviewed and approved the changes as they deviate from the original Design Review approval. Koehler informed the Commission that even with the proposed changes, all applicable Design Review standards are met and that the proposed fiber cement on the exterior elevations has been approved in other locations. The applicant, Rick Miller, was available for questions and Commissioner Wilson asked if the current exteriors have fiber cement. Miller explained that the current exterior is siding/wood and the fiber cement would be the major change at this time. Commissioner Young expressed his support for the fiber cement treatment of the blank walls and supported the mechanical equipment recommendation as found in the Staff Report.

**Commissioner Young motioned to approve the remodel at 1420 N Hwy 33 with the following conditions:**

- 1. All of the original conditions of approval from the 11/20/2015 Design Review still apply.**
- 2. The ground mounted mechanical equipment on the west side of the building shall be screened with a slatted fence. If 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.**
- 3. The fiber cement wall breaks on the western wall are accepted.**

**Commissioner Rey 2<sup>nd</sup> the motion. All in favor.**

#### **5. Staff Items**

- a. Staff let the Commissioner know that the AIC (Associate of Idaho Cities) is holding a conference and training in June and there are funds available for any commissioner who would be interested

in attending. Staff will email the agenda and the Commission shall let staff know if they are interested in attending in the coming week.

- b. Commissioner Valiante's terms are complete in June so the Commission should consider any interested individuals who might want to fill the vacant position.
- c. Staff would like to schedule a joint P&Z-City Council meeting at the start of the Comp Plan update process. It is common for cities to hold these joint meetings periodically so the Commission should look out for this meeting in the coming months.

**Commissioner Young motioned to adjourn. Commissioner Rey 2<sup>nd</sup>. All in favor. Meeting adjourned at 8:54PM**

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Larry Young, Vice-Chair