

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
August 14, 2013
6:30pm

MEMBERS PRESENT: Delwyn Jensen (Chair), Rick Baldwin (Vice-Chair), and Lindsey Love

DESIGN REVIEW ADVISORY (DRAC) MEMBERS PRESENT: Rick Baldwin, Jennifer Zung and Katherine Shepard (via phone)

STAFF PRESENT: Ashley Koehler, Planning and Zoning Administrator

PUBLIC PRESENT: Rene Lusser (Grand Teton Vodka representative), William Beckett (Grand Teton Vodka, Inc.), Linda Beckett (Grand Teton Vodka, Inc.), Jean Hansen, David Hensel, and Julie Robinson.

Chairman Delwyn Jensen called the meeting to order at 7:08pm. Review of meeting minutes from July 29, 2013 and July 10, 2013 were deferred.

1) Design Review- Grand Teton Vodka Building Expansion at 457 Casper Dr. Applicants- Rene Lusser, Linda Beckett and William Beckett

Ashley Koehler called attention to the revised site plan and building elevations dated August 12, 2013. The August 12th plan is a new design that was initiated by the applicant that is requested to be reviewed instead of the previous design. DRAC reviewed an earlier design at the sketch plan stage in March and then a second design at the July DRAC meeting, where DRAC forwarded a positive recommendation with conditions to P&Z. A Staff Report was prepared for P&Z based on that design, but the applicant recently notified Staff that the design needed to change due to cost and structural issues. A red-line version of the Staff Report indicates the changes from the July version that received DRAC's recommendation. The square footage is the same, but the roofline, footprint, and architecture have changed. Because these changes were considered significant, Staff called a joint DRAC and P&Z Commission for this meeting.

Koehler referred to the red-line version of the Staff Report and asked that DRAC and P&Z review Staff's comments that have been updated based on the revised design. Koehler outlined the items to be discussed:

1. Overall architecture meeting the agricultural-historical context of Driggs as described in the Design guidelines.
2. Reduction in number of windows and window coverage. 30% of the building's first floor elevation should be made up of windows, the new version has 19%.
3. Blank walls, specifically the 30' wall section having adequate architectural detail.
4. Architectural detail on the rear elevation.

Koehler described a conversation with committee member Katherine Shepard and summarized her concerns regarding the parking lot located in front of the building and the 30' building section lacking architectural detail.

Commissioner Rick Baldwin asked for an explanation from the applicant for the reasons for the change. The July version was more preferable to the current design.

Linda Beckett responded that the existing building would have to be modified structurally if they used the previous version. Rene Lusser added that the 38' tall wall could not be supported and they still needed a 9:12 roof pitch to accommodate solar panels. He described the differences between the two designs. He added that if all the windows are counted and not just the first floor windows, it will meet the 30%.

Commissioner Baldwin asked if the roof pitch could be done in the middle of the building and still accommodate for solar panels. Discussion on the rear elevation not having any architectural features and that it faces a concrete wall between the applicant's property and Burns'.

Committee member Jennifer Zung commented that the 30' wall façade section barely meets the requirement and asked about any provisions for roofline shifts.

Linda Beckett described a conversation with the Code Studio representative and that the building is treated like it is on the highway and it's not. Commissioners discussed that it's considered on the highway unless the hotel is built in front of the building. Linda Beckett stated that if not a hotel, that something will be built there eventually. Koehler clarified that the master site plan shows a hotel, but there is no requirement that it be built or a timeframe for its completion.

Commissioner Love asked about the inside use of the 30' section. Lusser responded that it is all storage racks. Linda Beckett added that the facility is a bonded warehouse. Lusser continued his description that the second story windows are for daylight and the first floor windows will be obscured from the inside.

Chairman Jensen asked that the points be outlined again one by one.

Koehler called P&Z's attention to the window requirement. There are only two windows on the first floor for a total of 19% of the linear length of the front façade and the minimum is 30%. Chairman Jensen asked if they are complying. Koehler responded 'no', but at the previous DRAC meeting, DRAC recommended that the windows could be increased in height instead to make up for not meeting the requirement. It was clarified that the July submittal had 27% of windows and the revised plan only has 19%. Commissioner Baldwin stated that DRAC was willing to increase the window height where the daylight was beneficial. Chairman Jensen and Love added that they are not concerned about the windows currently proposed.

Discussion on overall architecture by Commissioners, including Commissioner Baldwin describing the difference of building materials and design guidelines from building in downtown as opposed to building further out. Koehler read from Appendix A on guiding principles for architecture.

[Katherine Shepard joined the meeting via phone]

Commissioner Love stated that the overall architecture of the previous version was well done and the new version has lost some of that. Some changes to the roofline would help, maybe a

steeper roof pitch. The 30' section looks like a large mass and not broken down. Lusser, DRAC, and Commissioners discussed and sketched types of roof modifications.

Commissioner Baldwin asked about how the roofline could be changed and still accommodate solar photovoltaic panels in the future. Lusser stated that they want to have 800sqft of roof space for panels in order to install 8kw of panels and avoid problems with snow load and snow shedding.

Committee member Zung stated that in general the blank wall stands out and the steep roof pitch highlights the garage door, but does not have ideas for improvements.

Chairman Jensen added that this is better than what could be built right now, which are contractor units.

Zung stated that if 30' meets the minimum and it's not good enough, we should change the minimum. Commissioners and DRAC discussed changes to wainscot and the gable entrance over the 20' section.

[Lusser sketched options.]

Koehler asked for clarification from DRAC and P&Z on if the sketches made will satisfy the design meeting the "overall architecture" guideline.

Lusser described the sketch made which would create a ceiling over the garage entrance.

Chairman Jensen added that he finds that it does as long as it fits the standards. Zung added that the garage door does not meet the standards because it faces the highway, but the sketched change would help to mitigate its non-compliance in that area.

Katherine Shepard confirmed that her comments were discussed, specifically the 30' façade needing some architectural features.

Commissioner Love made a motion to approve the design with the proposed change over the garage door and the conditions in the Staff Report.

Koehler read from the report the recommended conditions:

- 1. A pathway agreement should be signed in order to ensure that a pathway is constructed and easement dedicated along Hwy 33. The pathway easement should be 15' wide with 8' of asphalt at a location along Hwy 33. The agreement should specify that the pathway be built by the owner when the first of the following events occurs: 1. A connecting pathway is built to this site or 2. When the development reaches 50% build out or 3. When other development on this site is found by DRAC to merit a pathway.**

William Beckett asked for clarification on the conditions and timing. Koehler responded that these are recommendations to the County for the County to enforce if they are in agreement with the P&Z Commission. Linda Beckett asked that conditions not be subject to approval so she is not held up in obtaining a building permit. Chairman Jensen responded that that is not necessarily up to this body; it is a County decision.

- 2. Landscaping should be per the Design Standards (1 tree per 200sqft and 1 shrub per 50sqft. Trees shall be a minimum of 2-inch caliper and shrubs shall be a minimum of 3-gal size when planted).**
 - a. One (1) additional shrub must be installed on the western landscape bed to fulfill the gateway landscape requirements of 1 shrub per 50SF.**
- 3. Noxious weeds on site should be controlled and removed.**

4. Exterior lighting should comply with the Driggs Outdoor Lighting Ordinance, specifically the fixture should be down cast and the lamp/bulb not exceed 3200K.

Chairman Jensen stated that the motion failed for lack of a 2nd. Lusser asked if the Chair could 2nd the motion. Chairman Jensen referred to his experience on other boards and committees that he serves on and that the Chair has not seconded or made motions. Discussion continued amongst members of the audience and commissioners regarding this topic.

Chairman Jensen called the meeting to order and asked Commissioner Baldwin why he is opposed to Commissioner's Love motion. Commissioner Baldwin said he does not feel that the input from DRAC is being followed. He does not agree with the balance of the roof lines and the rationale of rooflines based on loading. He has asked on three separate occasions to require something on the rear elevation and this design is just perpetuating its condition.

Chairman Jensen said that fundamentally he has problems directing applicants to change their building design, because it is theirs and as long as it meets the requirements then he does not see why it needs to be re-designed.

Commissioner Jensen 2nd the motion made by Commissioner Love. Jensen and Love voted 'aye', Baldwin 'nay'. Motion carried 2-1.

2). Boundary Line Adjustment – Creekside Meadows Block 4 Lot 4 and 5. 726 and 732 Streamside St. Applicant- Jean Hansen.

Koehler described the request in that it is to modify the lot line to correct a non-conforming setback issue. The adjustment would reflect the lot design that was part of the original preliminary plat for Creekside, but was modified in the final recorded plat version.

Commissioners reviewed the consent letter from the adjacent property owner.

Commissioner Love motion to approve the boundary line adjustment with the conditions in the Staff Report. Commissioner Baldwin 2nd the motion. Motion passed unanimously.

3). Boundary Line Adjustment – 395 E Ross Ave. Applicant- Dave Hensel.

Koehler presented the current plant and the adjusted plat showing the property lines shifted. The owner, Dave Hensel, described the changes taking place and resulting property boundary. Proof of the other owners' consent had not been received by Staff yet, but would be required before the plat is recorded. Hensel confirmed that all owners are aware of the proposal.

Commissioner Baldwin motion to approve the boundary line adjustment with the conditions in the Staff Report. Commissioner Love 2nd the motion. Motion passed unanimously.

Commissioner Rick Baldwin made a motion to adjourn at 8:35pm. Commissioner Love 2nd the motion. The motion passed with all in favor.

Approved by:

Delwyn Jensen (Chair)

Date