

**City of Driggs**  
**PLANNING AND ZONING COMMISSION MEETING**  
**MINUTES**  
MEETING HELD AT CITY HALL  
January 11, 2012  
6:30pm

**MEMBERS PRESENT:** Rick Baldwin (Conducting), Delwyn Jensen, Chris Valiante, and Jen Calder.

**OTHERS PRESENT:** Planning and Zoning Administrator Doug Self and Deputy Planning and Zoning Administrator Kreslyn Schuehler and other community members.

**1) Approval of Minutes**

The Commission reviewed the minutes from November 9, 2011.

**Commissioner Delwyn Jensen made a motion to approve the minutes from November 9, 2011. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor.**

**2) 6:45pm – Public Hearing for a Zone Change from C1 to R1 at 115 S. Frist E, as submitted by Debbie Hunter**

Doug Self presented information to the Commission. He stated the property had a zone change from R1 (Single Family Residential) to C1 (Neighborhood Commercial) in 2008 to develop the property. After the economy changed, the property owners moved to the property and it was now their primary residence. In order for them to get a residential mortgage, the zone must be R1. Mr. Self stated the property was between medium density and the mixed use district and it was appropriate to downzone, as there were no plans for development in the neighboring properties.

Commissioner Rick Baldwin opened the Public Hearing at 6:48pm. There were no comments and the Public Hearing was closed.

**Commissioner Delwyn Jensen made a motion to approve the zone change for 115 S. First E. from C1 to R1. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor.**

**3) 7:00pm – Design Review for Grand Teton Vodka at 1755 N. Highway 33**

Mr. Self reviewed his staff report that was presented to the Design Review Advisory Committee (DRAC). He summarized the recommendations from DRAC, which were to approve the application with the following conditions; at least 30% transparency be maintained in the design, additional snow protection should be added to protect pedestrians entering from the west, red trim from the eave and wall edge materials were to be changed to a different material or color, the cupola sign shall be removed and replaced with a wall sign, details on the exact lighting fixtures must be presented for staff review, the propane tank was to be buried, the drive must be at least 26 feet at the fire hydrant and along the building per the International Fire Code, the

sidewalk next to the building should be shown on the site plan along with the 6” raised curb, and storm water drainage and site grading should be consistent with the previously approved master site plan. Mr. Self further stated that the DRAC wanted to review the changes made prior to obtaining a building permit from the county.

Options for the change to the cupola were discussed. DRAC wanted to see something in better proportion that would fit with the design of the building.

Commissioner Baldwin reviewed the concerns of the pavement. He stated he felt the pavement should go up to the garage instead of the way it was originally proposed. Commissioner Valiante agreed. Mr. Self stated there was no requirement for paving unless it was a parking lot. Therefore, the Commission could suggest the change, but could not require it.

Commissioner Jensen returned the discussion to the cupola. He stated he did not want to increase costs for the applicant “just to make it look better.” Mr. Self felt the applicants were interested in the DRAC and Commissioners suggestions and wanted to make the project the best it could be. He further stated that he agreed that the changes to the cupola did not need to be a requirement. Commissioner Jensen stated that he would like to review whatever design the applicant decided to go with before moving forward.

The Commission discussed the garage again and the potential issues with loading and unloading.

Commissioner Jensen wanted to ensure that bonding for the landscaping was to be obtained before a building permit was issued.

**Commissioner Delwyn Jensen made a motion to approve the design review for Grand Teton Vodka with the conditions stated by DRAC including the 5 building changes and the 4 site changes, plus bonding must be obtained at 110% of the cost for landscaping. He further suggested the applicant work with DRAC in possible change to the orientation of the landing and unloading area and the cupola design. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor.**

Commissioner Valiante thanked former Commissioner Ralph Mossman for his hard work and welcomed Commissioner Jen Calder.

**Commissioner Chris Valiante made a motion to adjourn. Commissioner Jen Calder seconded the motion. The motion passed with all in favor and the meeting was adjourned at 7:34pm.**