

**MINUTES OF THE CITY OF DRIGGS
CITY COUNCIL MEETING
JANUARY 6, 2015**

Pursuant to adjournment of the City Council meeting held December 16, 2014, and the call of the Mayor, the Driggs City Council met **Tuesday, January 6, 2015**, at 7:30 p.m. A roll call was taken and present were Council Members: Greer Jones, Ralph Mossman, August Christensen and Wade Kaufman; Mayor Hyrum Johnson, Community Development Director Doug Self, Financial Officer Carol Lenz, City Attorney Stephen Zollinger, Public Works Director Jared Gunderson, Planning and Grants Technician Annie Decker and City Clerk Kreslyn Schuehler. Council Member Jones led the Pledge of Allegiance.

APPROVAL OF MINUTES

Council Member Jones made a motion to approve the minutes from the City Council Meeting on December 16, 2014. Council Member Mossman seconded the motion. The motion passed with all in favor.

CLAIMS

The Council reviewed the claims.

Council Member Mossman made a motion to approve the claims as presented from December 17, 2014 through January 6, 2015. Council Member Jones seconded the motion. The motion passed with all in favor.

STAFF REPORT

Jared Gunderson, Public Works Director, reviewed his staff report and the activities of the department.

ITD GRANT AGREEMENT GEN-2014-DR-00105 – DRIGGS TRANSIT CENTER

Doug Self presented information to the Council. He stated the transit center would be located in the northwest corner of the community center building. The grant agreement presented required a 20% match equaling \$207,501. Of that, \$200,000 would be donated in property value based on the existing estimate of land and contributions from the Urban Renewal Agency and Grand Targhee Resort would also be available.

Mr. Self stated the center would house benches, water fountains, transit information, restrooms, and online ticketing in the future. There would be approximately 110 parking spaces available once the land was purchased.

Mr. Self stated the agreement required the city to agree to and execute a lien on the Community Center. Mr. Self felt the lien should be amended to only be on the passenger facility and not the entire community center.

Council Member Mossman made a motion to authorize the Mayor to execute the Grant Agreement GEN-2014-DR00105 with the Idaho Transportation Department for the

Driggs Transit Center and authorize execution of the Notice of Lien on the Community Center Property to secure the grant with the staff recommendations. Council Member Christensen seconded the motion. The motion passed with all in favor.

COUNTY REQUEST TO HANG CENTENNIAL BANNERS ON MAIN STREET

Carol Lenz answered questions from the Council and stated the only conflict with hanging the county banners may be with Plein Air. If that was the case, approximately 6 of the county banners would be removed for that time period.

Council Member Christensen made a motion to approve the request to place Centennial banners along Main Street during 2015 as recommended by staff. Council Member Kaufman seconded the motion. The motion passed with all in favor.

7:30PM PUBLIC HEARING: ORDINANCE #352-15 ZONING ORDINANCE AMENDMENTS, ZONING MAP AMENDMENTS, AND RESOLUTION #300-15 TO AMEND THE COMPREHENSIVE PLAN IN REGARDS TO THE HUNTSMAN SPRINGS PUD

Doug Self presented information to the Council. He reviewed the background (see staff report) of the application and the changes made to Resolution #300-15, which included minor text changes.

Council Member Mossman explained additional changes he thought the Council should consider. Mr. Self and Mr. Zollinger both were concerned that the changes proposed by Council Member Mossman may result in a new public hearing.

Council Member Mossman felt it was important and appropriate for employee housing to be included around the Courthouse or CBD (Central Business District).

Mayor Johnson opened the Public Hearing at 8:12pm.

Alice Stephenson spoke to the Council and stated she supported Council Member Mossman's ideas. She further stated she did not feel Huntsman Springs should be included in the Comprehensive Plan as it was too specific, but felt it was worth "going through the steps."

Mayor Johnson closed the Public Hearing at 8:13pm.

Mayor Johnson stated the 4 proposed changes made by staff were necessary, but did not feel the proposed changes by Council Member Mossman were worth the cost or burden to re-notice another public hearing.

Mayor Johnson further stated the exact location of employee housing may not be appropriate to decide on at this time. He felt a conversation could be had between the developer and the staff to strongly encourage employee housing around the Courthouse and downtown area.

Council Member Kaufman wanted to ensure that if the language was not added to the Comprehensive Plan that placement would be reviewed in the future.

Mr. Zollinger reminded the Council that employee housing had not been discussed in the past and therefore went beyond what should be modified at this time without revisiting a new public hearing. He concluded by stating that if the city was specific in where housing should be located, it became a function of zoning.

Council Member Mossman made a motion to adopt Resolution #300-15 with the four changes listed in the staff report and changing the sentence in Section 1 to read "...limited amount of land needed at strategic locations adjoining the CBD or lodge facilities." Council Member Jones seconded the motion. The motion passed with all in favor.

Mr. Self reviewed the background of the application (see staff report) and stated the proposed amendments were to change the current Area of Impact zoning designation for the HS PUD Golf Course, and all residential areas to PUD-HS-R, the property allocated for the lodge and area around the lodge as PUS-HS-L and the MUR-1 and MUC-1 zones to be renamed PUD-HS-R and PUD-HS-C respectively.

Mr. Self provided additional written comments that were submitted after the deadline and recommended the Council focus on Option #2 and Option #3 from the staff report.

Corey Hoffpauir, from Panorama International, spoke to the Council. He explained the reasoning behind the requested square footage for their retail space and answered general questions from the Council.

Mayor Johnson opened the Public Hearing at 9:23pm.

Shawn Hill, Executive Director at Valley Advocates for Responsible Development, urged the Council to support the Planning and Zoning Commission's recommendations for 4,000 square feet of retail space. He felt 10,000 square feet may have adverse effects on downtown. He did not feel the analysis regarding the lodging units versus retail space was supported in the valley and concluded by stating the proposal may be inconsistent with the Comprehensive Plan.

Mike Dery spoke in favor of the Planning and Zoning Commission recommendation of 4,000 square feet of retail space and stated it was important to limit the ability for developments to pull retail away from the downtown area.

Alice Stephenson stated while the development was appropriate to the community, the Council should support the Commission's decision and approve only 4,000 square feet of retail space. She concluded, stating the proposed space was larger than other similar uses in the area and hoped the Council would remember the ideas in the Comprehensive Plan.

Anna Trentadue provided additional letters of public comment to the Council. She stated the Planning and Zoning Commission discussed the details in great length and wanted to encourage the Council to follow those recommendations. She further stated that retail at other resorts in the region was not as great as what was being requested.

Dave Hensel spoke and stated he felt the business model was inaccurate and that locals would not shop in the retail stores. He concluded by stating that he wanted to see the lodge succeed but that the city should “go for the vision it wanted and not let the development drive it.”

Count Webb spoke and felt that commercial space was not always the answer. He felt the city owed the local businesses the chance to succeed and didn’t want to be “swept aside by big bucks.”

Max Woolstenhulme spoke and stated 10,000 square feet was not much space. He felt competition was good in the business community and the retail at Huntsman Springs would draw a different group of people to the downtown area.

Bill Reed stated people coming to Driggs were looking for a unique experience and wanted a nice place to stay. He concluded by stating that more would come from surrounding areas, helping the economy as a whole.

Doug Self spoke as the Community Development Director. He stated Huntsman Springs had negotiated from the original request of 17,000 square feet. He further stated the City of Driggs currently had 50 acres of commercial zoning outside of the Central Business District that did not appear to be a threat to the downtown businesses. He further stated that at 60% of occupancy, the lodge could support 13,000 square feet of retail space. He requested the Council to support the larger retail space for the betterment of the entire city.

Vancie Turner stated her biggest concern was the precedent this would set by plotting commercial development outside of the downtown area.

Pete Moyer felt the idea that retail at Huntsman Springs would not bring money to the downtown area was “far-fetched” and believed businesses on Main Street would see the benefit.

Richard Grundler was concerned the developer would not finish the project and Driggs would be left with the clean up.

Mayor Johnson closed the Public Hearing at 10:04pm.

Council Member Jones stated 10,000 square feet was not a lot of space and by increasing traffic at the lodge, traffic would increase in downtown. He felt the original approval at the previous meeting should be granted.

Council Member Mossman felt the Comprehensive Plan did not anticipate a development such as Huntsman Springs and felt slow and steady growth was safe.

Council Member Christensen felt that some uses proposed for the retail space were not concerning to her if at the lodge while others could be a deterrent to downtown businesses.

Council Member Kaufman felt the city had an opportunity and wanted to move forward with an approval.

Council Member Jones made a motion to approve the Planning and Zoning recommendation with minor changes with the original 10,000 square feet of retail space, 6,000 to be built now and 4,000 to be built in 3 years. There was no second and the motion died.

Discussion of the differences between net floor area and gross floor area began.

Mayor Johnson observed the Council's discussion leaning toward increasing the square footage with conditions. Mr. Zollinger stated if the Council wanted to do so, a new public hearing would have to be scheduled with the proposed increase. He reminded the Council that they were not "going against" or violating the Comprehensive Plan in regards to allowing retail space in this development.

Council Member Jones made a motion to approve the recommendation from the Planning and Zoning Commission with the exception of increasing the retail space to 10,000 square feet gross, 6,000 square feet to begin with and 4,000 square feet to add in three years after the hotel opens, make the minor changes as listed in the staff recommendations and address the issue of location for employee housing as an allowed use within the commercial zone. Council Member Kaufman seconded the motion. The motion passed with all in favor.

SECOND READING OF PROPOSED NON-DISCRIMINATION ORDINANCE #354-14

Council Member Jones stated his main concern was that the ordinance was not catering to one group.

Council Member Mossman made a motion to consider Ordinance #354-14 seconded read.

The Council discussed passing the ordinance. Council Member Mossman withdrew the above motion.

Council Member Mossman made a motion to waive the rules and consider Ordinance #354-14 thrice read. Council Member Christensen seconded the motion. A roll-call vote was taken: Council Member Jones, aye; Council Member Mossman, aye; Council

Member Christensen, aye; Council Member Kaufman, aye. The motion carried unanimously.

Council Member Mossman made a motion to approve Ordinance #354-14. Council Member Kaufman seconded the motion. The motion passed with all in favor.

EXECUTIVE SESSION

Council Member Mossman made a motion to go into executive session at 11:18pmpm pursuant to Idaho Code 67-2345(f) for legal reasons. Council Member Jones seconded the motion. A roll-call vote was taken: Council Member Jones, aye; Council Member Mossman, aye; Council Member Christensen, aye; Council Member Kaufman, aye. The motion carried unanimously.

The Council came out of Executive Session at 11:23pm.

ADJOURNMENT

Council Member Jones 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 11:24pm.

ATTEST:

Kreslyn Schuehler, City Clerk

Mayor Hyrum Johnson