

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
November 9, 2011
6:30pm

MEMBERS PRESENT: Rick Baldwin (Conducting), Delwyn Jensen, Chris Valiante, and Ralph Mossman.

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 October 12, 2011.

Commissioner Ralph Mossman made a motion to approve the minutes from October 12, 2011. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.

2) Appointment of Ray Pond and Re-Appointment of Carl Jordan to the Driggs Lighting Standards Committee

Commissioner Mossman commented on the appointments, stating the Committee was agreeable to those that are being appointed.

Commissioner Delwyn Jensen made a motion to appoint Ray Pond and Carl Jordan to the Driggs Lighting Standards Committee. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor.

3) Appointment of Three Commission Members to the Joint Driggs-Teton County Planning Commission

Doug Self explained that the responsibility of this commission would be to review subdivisions in the Area of Impact.

Commissioner Ralph Mossman made a motion to appoint Rick Baldwin, Delwyn Jensen and Chris Valiante to the Joint Driggs-Teton County Planning Commission. Commissioner Delwyn Jensen seconded the motion. The motion passed with all in favor.

4) 6:45pm – Public Hearing for a Zone Change from ADR1.0 to M1 for Lots 5b and 6b as submitted by The Frank D. Winkler Revocable Trust

Julie Stomper was present, representing the applicant. She stated the purpose for the zone change was to allow the property to be used for the intended purpose of having residential hangers. If the zone change took place, the City could grant a Through the Fence Agreement without being in violation of the Corrective Action Plan with the FAA.

Mr. Self presented his staff report. He stated the lot size was an issue, but could be dealt with when reviewing the subdivision application. The zone change should just deal with a change in the zoning and the potential uses in those zones, Mr. Self stated. The Comprehensive Plan includes Sweetwater Subdivision in the airport land use zone and the city wanted to encourage airplane compatible uses in the area.

Mr. Self stated he recommended approval of the zone change with the condition that allowed use on the property was only for an airplane hangar and all other uses would require a Conditional Use Permit. He also recommended that the owner allows the future airport land use zone to be placed on the property once the zone was developed.

Commissioner Valiante questioned if a fence would be placed between the property and the runway. Mr. Self stated there was currently no fence between the lots and the runway. However, the Master Plan Steering Committee and the Airport Board were working on a Master Plan to determine where the fences need to be placed. Mr. Self continued, stating that the FAA may require fences between hangars and residential lots. However, those issues should be dealt with through the Airport Board and the Through the Fence Agreement requests.

Commissioner Rick Baldwin opened the Public Hearing at 6:56pm.

Chad Stettler, owner of Lot 3 in Sweetwater Subdivision, spoke to the Commission. He stated he did not receive a notice regarding this application. He understood why the applicant was moving forward in this direction, but was concerned with the small lot size and the building envelopes. He stated the homeowners meet when Sweetwater Subdivision was first developed, and discussed where hangars would be placed as to not obstruct the views of others. Based on the proposed information, the hangars would obstruct Mr. Stettler's views. He requested that lot 5B be expanded to the north to give more space to place a hangar.

Kreslyn Schuehler verified the Stettler's address as being correct and indicated their address was included in the list of notices that was sent.

Ms. Stomper questioned if a rezone application could be processed without doing a short plat application. Mr. Self stated it would be unclear to the FAA if the parcels were not split in regards to approving Through the Fence Agreements.

Commissioner Delwyn Jensen made a motion to table the application until the information on the subdivision was presented. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor.

5) 7:00PM – Public Hearing for a Short Plan for Lot 5 and 6 in Sweetwater Subdivision as submitted by the Frank D. Winkler Revocable Trust

Mr. Self presented the information for the short plat to the Commissioners. He stated the proposal was to create 4 lots and described where the easement for access would be placed. He stated Marc Anderson, Teton County Fire Marshal, was agreeable to the application in regards to emergency access. Mike Dronen, from District 7 Health Department, had reviewed the application and it was discussed where the property leach fields should be placed.

Mr. Self questioned if there was any reason as to why the original building envelopes for Sweetwater Subdivision were not placed on this plat, which would move the lot line for 6b back. The Sweetwater Home Owners Association could possibly enforce that and if so, the subdivision, as drawn, would not work. He continued to state that the City and County could require that all buildings be placed within the appropriate envelopes on the original plat.

Mr. Self explained why Lot 6b was too small. There must be an object free area which is a little over 40 feet. In addition to that, there was a required transition area that would not leave room for the hangar. It appeared that a typical 50 x 50 foot hangar would not fit on the lot as it was presented. Mr. Self concluded his report by stating that septic issues would also have to be addressed.

Commissioner Rick Baldwin opened the Public Hearing at 7:26pm. There were no comments and the Public Hearing was closed.

Commissioner Ralph Mossman made a motion to table the subdivision application until the next meeting. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor.

6) Lot Split – Gabe Rogel, for Val Christensen Property (80 acres) S 1.2 of NW Quarter of Section 36, Township 5 North, Range 45 East

Val Christensen was present at the meeting. He stated he had a letter from Gabe Rogel agreeing to the 24 foot easement.

Mr. Self stated that the access road would need to be 24 feet wide. However, for snow removal, a bigger access may be desired. He also stated that if more than one home was to be developed on that lot, the road width would have to increase to 30 feet.

Commissioner Mossman questioned the direction of the lot line. Mr. Christensen stated it followed the canal. He further stated he would agree to the 30 foot easement.

Commissioner Delwyn Jensen made a motion to approve the Lot Split with the condition that the easement be increased to 30 feet. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor.

Commissioner Delwyn Jensen made a motion to adjourn. Commissioner Ralph Mossman seconded the motion. The motion passed with all in favor and the meeting was adjourned at 7:41pm.