

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
February 8, 2012
6:30pm

MEMBERS PRESENT: Rene Lusser (Conducting), Rick Baldwin, 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 January 11, 2012.

Commissioner Chris Valiante made a motion to approve the minutes from January 11, 2012. Commissioner Rick Baldwin seconded the motion. The motion passed with all in favor.

2) Zone Change and Short Plat for Lot 5 and 6 in Sweetwater Subdivision as submitted by Frank Winkler – Tabled from 11-9-11

Jeff Bates, from Jorgensen and Associates, presented information to the Commission. He explained the history of the application and stated that a zone change had been granted once before, but the property had since been sold to Frank Winkler. At the previous meeting, the Home Owners Association expressed concerns regarding the view corridors and building envelopes. The applicant had reconfigured the lots to accommodate those concerns. Mr. Bates stated the Fire Marshal had approved the plat and the fire access width would be maintained. The shared well and septic had been approved by District Health and the HOA members had reviewed the new configuration and were in support of it.

Doug Self presented the staff report to the Commission. He stated and reviewed the reasons for tabling the application at a previous meeting and felt those had been addressed. Lot 6B increased in size from .44 acres to .79 acres and Lot 5B increased in size from 1.10 to 1.32 acres, with a reconfigured boundary that had a “v” shape or wedge of Lot 5A extending south between lots 5B and 6B. A letter from Mike Dronen, District 7 Health Department, approved the subdivision application with a note that the easements may require on-site subsurface sewage disposal, and that such easements, if required, would have to be in place prior to the issuance of individual septic permits.

Mr. Self read a letter from Chad and Jill Stettler who expressed their support for the revised plat. Mr. Self stated he felt the issues of the short plat had been satisfactorily addressed.

Regarding the zone change, Mr. Self stated, there were no issues during the previous discussion. He felt a few conditions should be placed on the zone change; once the airport land use zone was

adopted, the owners should allow their property to be rezoned and that all other uses besides hangar use would require a conditional use permit.

Commissioner Lusser questions if it was possible for Lots 5A and 5B to have separate owners. Mr. Self stated it was possible and if that was the case, the FAA and Airport Board may require separation by fences. The fly-in subdivision was originally approved by the FAA and the logic was by creating separate parcels, it would allow someone to move into the “A” lots and be separated from the airport.

Commissioner Rick Baldwin made a motion to approve the zone change for Lots 5 and 6 in Sweetwater Subdivision as submitted by Frank Winkler with the conditions listed in the staff report which include: the allowed uses on the property be limited to airplane hangars and all other uses be treated as conditional uses and the applicant consents to allow a future rezone to Airport Land Use zone, once such zone is created. Commissioner Jen Calder seconded the motion. The motion passed with all in favor.

Commissioner Chris Valiante made a motion to recommend approval to the City Council of the short plat for Lots 5 and 6 in the Sweetwater Subdivision considered on February 8, 2012. Commissioner Jen Calder seconded the motion. The motion passed with all in favor.

3) Plat Amendment for G1 Hangar at 253 Warbird Lane as submitted by Keith Stoltz/Ellsworth Associates – Public Hearing 7:15pm

Mr. Self presented information to the Commission. He stated the building was in the wrong location by about 9.5 feet and the applicant wanted to move the lot line to accommodate the building. The changes conformed to the zoning code. There were no setbacks in the M1 zone and the only concern Mr. Self had was with the adjacent subdivision, since the new lot line was one foot away. Mr. Self spoke with Teton Aviation and they voiced no concerns about the adjustment as development had already occurred. Mr. Self also questioned whether the building code would be met with fire walls since it was closer to the other hangars. Jason Letham, Driggs Building Inspector, would review this, but the amended plat would not change the situation so there would be no necessary condition, Mr. Self stated.

Commissioner Rene Lusser opened the Public Hearing at 7:20pm. There were no comments and the Public Hearing was closed.

Finding that the proposed plat amendment conformed to the Driggs Subdivision and Zoning Codes, Commissioner Chris Valiante made a motion to recommend to the Driggs City Council that the Driggs Fly-In Parkway Third Amended Plat be approved. Commissioner Rick Baldwin seconded the motion. The motion passed with all in favor.

4) Annexation of Clubhouse Site in Huntsman Springs – Public Hearing 7:45pm

Bob Ablondi, from Rendezvous Engineering, presented information to the Commission. He felt it made more sense for the property of the future clubhouse to be in the city limits and “ultimately more of the project will be annexed” in the future, Mr. Ablondi stated. He explained how the annexation area was determined, stating it was to include all facilities (clubhouse, fitness building and pool) and hoped they would be able to start construction this summer.

Mr. Self presented his staff report. He stated the Comprehensive Plan discussed the Huntsman Springs PUD, but the Future Land Use Map and related text should be updated to indicate that the Comprehensive Plan supports the PUD. The Huntsman Springs Master Plan could simply be adopted into the Future Land Use Map, replacing the Estate Residential designation. Mr. Self further stated that the mixed use residential (MUR-1) zoning district was the most appropriate designation for the subject property. The MUR-1 district essentially codifies the Huntsman Springs Master plan, requiring land uses to conform to this plan, which the clubhouse facility does. The subject property was currently adjacent to this existing MUR-1 zone and would be a natural and appropriate extension at this time.

Mr. Self felt the financial benefits of annexation, outweighed the financial costs. He also felt it would be in the city's best interest to bring in most, if not all, of the PUD into the city limits.

Mr. Self recommended the approval of the annexation with the following conditions; the designated zone for the property would be MUR-1, Mixed Use Residential - Huntsman Springs PUD and to replace the land use recommendation in the future land use map and associated Comprehensive Plan text with the approved Huntsman Springs Master Plan.

Commissioner Rene Lusser opened the Public Hearing at 7:54pm. No comments were made and the Public Hearing was closed.

Finding that the annexation request conforms with the general recommendations of the Driggs Comprehensive Plan and would be fiscally responsible, Commissioner Rick Baldwin made a motion to recommend to the Driggs City Council that the Huntsman Springs Clubhouse property be annexed by the city with the MUR-1 zoning designation, and that the Comprehensive Plan Future Land Use Map and Land Use Recommendations be amended to adopt the approved Huntsman Springs PUD Master Plan as the desired land uses within the PUD boundaries. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor.

Commissioner Rick Baldwin made a motion to adjourn. Commissioner Jen Calder seconded the motion. The motion passed with all in favor and the meeting was adjourned at 8:01pm.