

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD AT CITY HALL
June 13, 2012
6:30pm

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

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 May 9, 2012.

Commissioner Jen Calder made a motion to approve the minutes from May 9, 2012. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor.

2) Lot Split at 720 N. Highway 33 as submitted by William Galloway and Clint Calderwood Arnold Woolstenhulme was present on behalf of the applicant. Doug Self presented the staff report and recommended approval, as the lot split met all requirements.

Commissioner Jen Calder made a motion to approve the lot split for 720 N. Highway 33 as submitted by William Galloway and Clint Calderwood. Rick Baldwin seconded the motion. The motion passed with all in favor.

3) Public Hearing – 6:40PM – Amendment to Driggs Code – Zoning Title – Adopting Outdoor Lighting Chapter

Doug Self gave the Commission the revisions to the amendment made by Carl Jordan. Mr. Self stated there was an Open House on May 9th, 2012 with very little voiced concern from the community about the lighting code. He stated the purpose of the Lighting Chapter was to promote public safety with visually better and more useful light; promote public health with “warmer, healthier lighting; promote enjoyment of private property and public resources; promote tourism benefits related to stargazing, hobby astronomy, enhanced outdoor experiences – enabling Teton Valley to become a “dark sky” destination; manifest community values: outdoor recreation, rural character, affordable living and wildlife; and to have efficient allocation of natural resources. Mr. Self stated he supported all of the changes proposed by Mr. Jordan with the exception of Section 3B.

Commissioner Jensen opened the Public Hearing. Carl Jordan spoke to the Commission and explained his rationale for the changes. He stated the purpose of the Lighting Chapter was not to have less light, but to have better light in the city. He explained the only additional equipment the city would need to have in order to enforce the lighting code would be a light meter.

He explained that the code would go into effect six month after it was adopted, giving the community time to change the necessary lighting. He further explained that most of these changes involve spot and/or flood lights, which was generally a matter of changing the position of the light.

He explained the reasoning for “occasional lighting” which consisted of lights that were on for a very temporary time period and stated most of the time, this type of lighting would not be regulated. He then stated that most lighting would have to conform within 10 years of the adoption of the code. He felt this gave the community plenty of time to make the necessary changes.

Mr. Jordan explained the exemptions and proposed regulations for illuminating flags. He further stated the code proposed not enforcing Christmas lights for a certain period of time around the holiday.

Mr. Jordan spoke about the height of the fixtures as proposed in the code. He explained the procedures that staff would take to ensure lighting was being followed with new projects as well as existing projects.

Tony Goe spoke to the Commission and stated he was a member of the Outdoor Lighting Committee. He spoke about his reasons for being on the committee and stated that he felt Mr. Jordan’s experience with sky glow would help to keep the dark sky in the Valley.

Steve Croft spoke to the Commission. He stated that when asking the community if the lighting should be improved and/or to decrease the amount of light that goes into the sky, he felt that most would like to see that happen. He felt that the lighting code would do this for the community. He concluded by stating that the way to make this work with the community was education on the facts. He questioned how enforceable the code would be, but overall stated he supported the document.

Mr. Jordan explained that most changes would be for the community to simply change the angle or change the light bulb to solve glare or uplighting issues.

Commissioner Jensen closed the Public Hearing. He stated he was comfortable with the changes with the exception of the flag lighting. He did not feel it would be an issue and preferred to leave the original language in the code. He also felt that everyone should be held to the same standard and make the enforcement time line the same for everyone. He felt that 10 years should remain, as that had been the way the code had been presented to the community and business owner. On the other hand, Commissioner Baldwin stated he was in favor of allowing only 5 years to conform.

Mr. Jordan stated that whatever time period was chosen, the education process should begin now so that the community was ready to make the changes. He further assured the Commission that there were no signs in the city that would have to be removed or remade. However, a new bulb may need to be installed to change the illumination.

Commissioner Lusser felt that 10 year compliance was appropriate, giving the city time to educate the community and allow those fixtures that have been installed recently the time to be used.

Commissioner Valiante questioned the illumination of Christmas lights. The Commission discussed the time allowed for holiday lighting and the amount of lumens that were allowed per property. Mr. Self suggested having holiday light regulations for commercial zones.

The Commissioners discussed how the above would be enforced and decided not to adopt the illumination regulations on holiday lights as they were not in favor of enforcing it.

Commissioner Jensen suggested the Outdoor Lighting Committee develop an educational plan for the community, as well as a Guide to help explain the Lighting Code. Mr. Jordan volunteered to begin that process.

Commissioner Chris Valiante made a motion to recommend to the City Council adoption of the Lighting Code with the changes presented which included a 10 year enforcement time period, removal of the language on lumens for holiday lighting, and inclusion of the language on flags. Commissioner Jen Calder seconded the motion. The motion passed with all in favor.

4) Design Review for Teton Thai Patio Fence Screening

Mr. Self stated the Design Review Advisory Committee approved the rod iron fence around the patio was approved and the 8 foot high cedar fence on the west was approved. However the 50 foot fence along the north was not.

The Commissions was informed that the lighting around Teton Thai did not conform to the current Design Review and therefore the fence should not be approved until the lighting conforms.

Commissioner Baldwin stated that the applicant would be agreeable to put grass in between the two buildings. However, neither he nor the owner could afford to do this on their own. Commissioner Baldwin suggested during the DRAC meeting that a proposal be presented to the DDCA.

Commissioner Chris Valiante made a motion to approve the application with the changes made by the Design Review Advisory Committee with the condition the lighting conforms to the Design Standards. Commissioner Rick Baldwin seconded the motion. The motion passed with all in favor.

Commissioner Jen Calder made a motion to adjourn. Commissioner Chris Valiante seconded the motion. The motion passed with all in favor and the meeting was adjourned at 8:28pm.