

Planning and Zoning Minutes
January 15, 2008

Present: Mike O'Neill, Karen Hodge, Russ Barney

It was moved and seconded to table the approval of the minutes for January 8, 2008.

Trail Creek Crossing/ Sketch Plan Review Megan Hill, the development manager explained the project located on the southeast corner of the intersection of Highway 31 and 100 west. The project would be a mixed use development on 17 acres of land. The entire project will have three buildings total; this application is just for building one. The buildings would be refined and rustic, emphasizing a strong mountain structure. The remainder of the property would be a TND residential area.

Kurt Dubbe explained that the bottom floor of the two story building would house retail and the top floor would consist of professional offices. The buildings would have corrugated roofing. He has drawn reference from other buildings in the area for the architecture so as to respect the history and traditions of the valley.

Bill Knight suggested that the applicant should bring in a master plan for the entire site. Cari Golden requested pictures or samples of the proposed building materials. She explained that turn lanes may be needed on 100 west because the intersection doesn't line up.

Chairman O'Neill commented that the intersection could be re-worked to that it is a true 90 degree intersection. He was also concerned that tall buildings could cast shadows in the winter, creating ice on Highway 31. He also noticed that the parking lot in the northeast corner is a dead-end loop and he would like to see strong landscaping in that particular area.

Commissioner Hodge commented that she had a difficult time envisioning the entire project and would like to see a master plan. She was also concerned about the night sky being disrupted.

Commissioner Barney was also concerned about the lighting. He commented on the absence of garbage and mail receptacles noted on the plans. He also requested in which phase the completion of the trail could be expected.

Megan Hill explained that the lighting plan included reflects the development ordinance, but the applicant would be happy to change the plan in order meet requirements.

Chairman O'Neill explained that Commissioner Secrest, absent, had sent an e-mail concerning this project. Commissioner Secrest's concerns appeared to echo the rest of the commission's.

Because a master plan was not provided, a building permit was not issued. It was moved and seconded to table the conclusion of the sketch plan review until there was more information available for discussion.

Victor Crossroads/ Sketch Plan Review Jason Letham, representing Clark McKenzie, explained that the project would be a two story office building on the corner of Center and Main. It would be attached to the existing Sotheby's building. Letham has met with structural engineers on the condition of the existing structure to the south: an old theatre building. The construction of the building should take place five feet away from the wall of the theatre building. The proposed building will provide nine suites for professional business use with the existing Sotheby's building included in the count as one unit. There will be one owner of the entire building that will be in charge of leasing the other suites and maintaining the grounds. Letham explained that there are two ADA ramps that lie outside of the property lines. He also explained that the project was eight parking spaces short. The street in the back could be continued onto the neighboring parcel to create more parking. There is also a designated dumpster area which is sacrificing two parking spots. The building is surrounded by an attached wrap-around porch.

Cari Golden explained that EPA has suggested not having a solid number of required parking spaces downtown. A special adjustment could be made for the parking requirements of this project. This would require an application for a special use permit. Cari also noted that the city engineer has not had a chance to review the application. Chairman O'Neill feels that the parking issue can be worked through. He is concerned with the amount of exterior light pollution. He supports the lighting on the ground floor, but questioned if the lighting in the gables is necessary.

Commissioner Barney supports having more light downtown where there is pedestrian traffic.

Commissioner Hodge wondered about handicap access to the top floor of the building. Information was provided that there is a variety of business use that does not require handicap access.

It was moved and seconded that the applicant move onto the special use permit incorporating all the feedback given.

Black Hawk Estates/ Preliminary Plat Continuation Chairman O'Neill summarized the events and feedback from the previous meeting.

Commissioner Hodge explained that car lights directed down 175 west invade the privacy of houses in the way. She is concerned that there are no plans to connect to this subdivision. It was discussed that 175 west could be placed further west.

Arnold Woolstenhulme explained to the commission that the applicant was specifically instructed to place the roads on the 16 ¹/₄ lines. The lot in the southeast corner was inserted to accommodate 175 west. The city council has approved all of the lighting, and they feel like there should be at least that much lighting. Sidewalks will be inserted on one side.

Commissioner Barney doesn't think that there should be a requirement to dust guard 950 south because it does not border this property. This requirement might be acceptable during the time of construction. He also feels that the fee in lieu of the park is acceptable;

he would round the price up to fifteen-thousand dollars, but the applicant should not be required to add another element.

Commissioner Hodge wants to protect the neighboring properties from having a road bordering their property. She would prefer interior roads.

It was moved and seconded to recommend approval of SD2007-10 contingent upon moving 175 west, also known as Broad Wing Dr., 120 feet to the west and that the fee in lieu of park space be calculated or assessed in the amount of fifteen thousand dollars.

Commissioner Hodge was opposed. The motion passed 2:1.

Gary Weaver/ Sketch Plan Review Continuation Chris Heib provided the commission with pictures taken of an industrial park in Jackson. He wants the subdivision to be as aesthetically pleasing as possible. There will be no outdoor storage allowed and a 25 foot landscape buffer would shield the highway. There will also be rigid CC&Rs.

Commissioner Barney doesn't like commercial zoning in the entryway to the city. He feels that the property is too small for such a zone.

The commission felt that this area was very sensitive and needed more attention. In the end, no decision was made.

The meeting was adjourned.

P&Z Administrator Cari Golden

P&Z Chairman Mike O'Neill