

Planning and Zoning Minutes
February 19, 2008

Present: Mike O'Neill, Russ Barney, Pete Linville

It was moved and seconded to approve the minutes for February 5, 2008 as amended

C Brown LLC/ Conditional Use Permit/ Public Hearing Chairman O'Neill explained the process of the hearing.

Commissioner Linville asked if a situation pertaining to him would require a conflict of interest. It was decided that it was not a conflict of interest and the hearing proceeded.

Cari Golden read the staff report. She explained that the property is located at 38 W Center St. The building will need to be inspected and a sidewalk will need to be put in. City staff is excited to see World Cast Anglers moving to this location and recommends approval.

Darrell Johnson representing C Brown LLC presented the project. The applicant would like to move the World Cast Anglers building from Teton Springs to this central location. The building is approximately 60 x 26 feet. The property is located within the central business zone. Water and sewer will not be an issue. There are porch lights located on the covered deck of the building. A six foot cedar fence enclosure will house the garbage. A gravel parking lot will be along the side of the building. The traffic flow will accommodate for larger vehicles. The building is ready to be moved immediately.

Mike Bertrond explained that the use is temporary and in the initial phases of design for the site. Completion is expected to take approximately one year.

Chairman O'Neill opened the public comment portion of the meeting.

Fletcher White was in support of the project and had no additional comments.

Eric Spitzer supports any additional buildings coming into the downtown area.

Chairman O'Neill closed the public comment portion of the hearing and opened it up to commission deliberation.

Commissioner Barney was in support. He liked the project, but wanted it to be attractive for the streetscape.

Commissioner Linville was also in support.

It was moved and seconded to approve CU2008-1 as presented with an option to extend the permit twice for a total of 18 months.

Big Fish Development/ Sketch Plan Review Herb Heimerl representing Big Fish Development introduced the project. The name of the project will be East Dogwood Development LLC. The lot is located at 61 East Dogwood in the commercial business zone. There will be smaller commercial building pads that will be phased in two or three

phases, starting at the “T” section and ending at the “L” section. There will be some three story buildings in the project with possible living space on the top floor. The commercial building space on the property will be affordable. The applicant would like to dedicate the 16 foot alley to the City. The applicant has spoken to the owner of the Knotty Pine about working together with accesses and parking. The plat does not depict this idea at this time.

Cari Golden expressed that opening the alley will create potential access for the other lots in the area.

Chairman O’Neill wondered if the two sections should be submitted as two separate applications. He wants to make sure that each section can stand alone without depending on the other. He likes the idea of having mixed use downtown. He felt that before good feedback could be given, more materials would be needed such as elevations of buildings, etc.

Commissioner Linville felt that the parking is key to the growth of the area. He wondered about softening the impact of the three story buildings by moving them somewhere else.

Commissioner Barney agreed that the buildings could be reconfigured to make the project more aesthetically pleasing. He encourages this type of infill development.

Chairman O’Neill suggested reading Appendix E of the City Ordinance. He also wondered about different types of paving such as porous.

City Ordinance Review and Editing Cari Golden explained that in the main ordinance, there is only a process for sketch plan review, not site plan review. The process for a special use permit reflects that of a site plan review. The final plat hearing process needs to be eliminated.

Commissioner Barney felt that the ordinance needed to be divided into sections that can be approved separately instead of one master document that keeps growing and changing.

Chairman O’Neill discussed that ADA guidelines are a good idea for the City to have, but they are a voluntary addition to a project. He also wondered if a sketch plan review should have public comment.

There was a discussion of snow removal alternatives.

There was a discussion of the difference between a conditional use permit and a special use permit. There is no specifies procedure for a conditional use permit in the ordinance.

The meeting was adjourned.

P&Z Administrator Cari Golden

P&Z Chairman Mike O’Neill