

Planning and Zoning Minutes  
June 17, 2008

**Present:** Mike O'Neill, Pete Linville, Jeff Secrest, Russ Barney

It was moved and seconded to approve the minutes for May 6, 2008 to be passed on to the City Council and Stephanie Bonney for their review.

It was moved and seconded to approve the minutes for June 3, 2008 as prepared.

**Sign Permits** Chairman O'Neill signed permits for Café Luna and Rapid Auto Glass. Chairman O'Neill also signed a permit for Timberline Ranch with the stipulation that the sign will not be illuminated since it was presented with no indication of any lighting.

**Rapid Auto Glass/ Business License** The business is proposing windshield repair and replacement, as well as minor detailing. The business owner would like to be able to wash cars in the driveway. The building has a waiting area for customers. There is no restroom in the building, so the public restroom in the laundromat will need to be used. There was a discussion of the access to the building.

Commissioner Secrest was concerned about the lack of parking available to the area.

James Gutke, the business owner, explained that business hours would be from eight to five. Each windshield takes about two hours, so the maximum amount of clients at one time would be about five.

Commissioner Linville wanted to make sure that the detailing of cars would not involve washing oil and such off of the cars since there is a lack of sewer and water. He suggested that the detailing be restricted to exterior and interior cleaning with biodegradable cleaning products only.

It was discussed that the application will need a conditional use permit for the business type since it is a change of use from residential to commercial.

The application was tabled, pending an on-site drainage removal plan, a parking plan, and a landscaping plan.

**Ridgeline Athletics/ Business License** Chairman O'Neill approved the business license. For the record, this business license was approved after the business was operating.

There was a discussion on how the City can site problems and better enforce the ordinances. The penalties and such were discussed.

The review of the proposed changes to the tree ordinance is to be rescheduled for next meeting.

**Minor and Major Review Process/ Amendments** Bill Knight proposed to the commission that architect stamps should be required for all new commercial buildings larger than 2500 square feet. An architectural design committee should not be created since it would cause a longer process.

Chairman O'Neill believes that there should be a process in-house for building permits. Adequate plumbing, electrical, fire safety, and the like should be required to be presented for all remodels. These requirements will need to be met on all buildings over 2500 square feet.

Commissioner Secrest added that color changes on all buildings shall require Planning and Zoning review. He also requested that submittal of all plans be complete from this point on.

Cari Golden suggested creating a checklist of everything that is needed to put on the back of the instructions.

Bill Knight explained that the instructions he created were already in somewhat of a checklist format.

Commissioner Secrest added that there needs to be clarification on the instructions that projects must meet all of the requirements in order to qualify for a minor site plan review.

Commissioner O'Neill suggested that the City of Victor should work with the City of Driggs, the City of Teton, and possibly Teton County in order to hire someone to enforce the building codes and work for the entire area.

The meeting was adjourned.

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P&Z Administrator Cari Golden

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P&Z Chairman Mike O'Neill