

Planning and Zoning Minutes
September 2, 2008

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

Meeting Minutes It was moved and seconded to approve the meeting minutes from both August 5, 2008 and August 19, 2008 as submitted.

Sign Permit Chairman O'Neill signed a sign permit for Grand Teton Floor and Window Coverings. The sign will be perpendicular to Beryl Street. This sign will also be unlit.

Grizzly's Market/Conditional Use Permit/Public Hearing: Chairman O'Neill explained the process of the public hearing.

Cari Golden read the staff report for the project being proposed at 21 Cedron Road in the general business zone. The report explained that a grease trap will be required. The market will be charged for two water and sewer users. If the snow is abundant, a snow removal plan will need to take effect. It is possible to receive permission from the Public Works Department to drop excess snow off in Pioneer Park. The parking requirements for this project have been met. No irrigation plan has been received. Traffic on Cedron Road may become heavier due to the nature of this project and it would be useful to have connectivity to the parcel to the west. It was suggested that County Road 50 West could be closed in order to decrease the amount of traffic in the area; this would require a public hearing with the county. The building plans show that snow could possibly fall off the roof onto a sidewalk area causing a hazard. Staff recommends approval of this project.

Chairman O'Neill read, into the record, letters from both Sunrise Engineering discussing traffic flow, and the fire marshal discussing his involvement in the project for the future.

Randy Blough from Harmony Design representing Jill and Scott Boxrud presented the project. This structure will be approximately between 12,000 and 13,000 square feet, serving as a full service grocery store. He compared the size of this project to other local grocery stores. The parking will be mostly on the side and rear of the building. There will be parking in front of the building, adjacent to the existing parking for the bike path trailhead. Bicycle parking and a seating area will also be provided. There are two entrances to the project and one fire exit. There is one loading dock on the north side with a screen wall. Randy Blough further explained that terminating County Road 50 West would be done by adding landscaping, making the road dead end in the parking lot. The project is on two parcels and the county right-of-way is unclear. The applicant would be willing to deed the right-of-way to the city. There are no apparent issues with the phone or electricity lines. Infiltration areas will be along the north and west property borders. There are some existing mature trees and native foliage along the west boundary. The same types of grasses and plants would like to be used along the north boundary. These landscaped areas

could also be used for snow storage. The applicant would be happy to meet with the tree committee. Trail Creek Irrigation is accessible to the site.

A representative from SteelVision explained that the roof of the building will slope to the north, eliminating snowfall from the roof into areas that could be dangerous to pedestrians. Most of the snow will remain on the roof. The siding of the building will be an insulated panel with a value of R-21 and the roof will be a value of R-32. Wood treatments will run along the wall to break up the area. The entire store will be fire suppressant.

Jill Boxrud, the owner of the project explained that this project would provide about 60 jobs. A letter of support from Mark Rockefeller was read into the public record. An interior floor plan was also presented to the commission.

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

Jason Wilkerson, in support, explained his experiences being employed by Jill and Scott Boxrud.

Joy Stratton, in support, is looking forward to not having to make a trip to Driggs to go grocery shopping. She would like to see more opportunities for the area to grow.

Tiffany Ostman, in support, also likes the location and feels that the store will have a very positive impact on the city.

Basile Daskalakis, in support, questioned if the applicant was doing anything to help save energy and help our environment. The representative from SteelVision explained that most of the steel is recycled.

Chairman O'Neill closed the public comment portion of the hearing and opened it up for commission deliberation. He asked for clarification on the actual colors of the building. He also wondered if it would be useful to shift the entire project a few feet to the west in order to align the entrance up with Applewood Grove.

Commissioner Barney wants to make sure that the east side of the store will be aesthetically pleasing since it will be seen from Main Street. He is also concerned that there is no irrigation plan.

Commissioner Secrest was concerned with outdoor lighting and requested that the outdoor fixtures be put on a timer and also be in deeper set wells.

Commissioner Linville wondered how the agricultural equipment will be able to access the city with the closure of 50 west and how many problems would be caused.

Commissioner Hodge explained that her issues have been sufficiently addressed by other commission members. She believes it will be a positive contribution to the city.

It was moved and seconded to approve application CU2008-6 for Grizzly's Market with the conditions to:

1. Address and comply with the issues addressed in the letter from Sunrise Engineering dated August 29, 2008.
2. Address and comply with the issues addressed in the staff report dated for the meeting of September 2, 2008 specifically, a snow storage and removal plan, and monetary participation in upgrades to intersection of South Highway 33 and Cedron Road.
3. A letter from the irrigation district acknowledging the project will need to be received.
4. An irrigation plan for the landscaping will need to be submitted.
5. The power lines on the east of the property will need to be buried.

6. A letter from the tree committee indicating approval of the types of plants for the project will need to be received.
7. A signage plan will need to be submitted.

Area of Impact Discussion Bill Knight summarized the city council's opinion of the impact area and the urban growth boundary. He explained the new map and summarized information discussed at the last meeting.

Cari Golden explained an update to the map near the future Whispering Woods subdivision.

Traffic Study Bill Knight explained the progress being made with the traffic study.

The meeting was adjourned.

P&Z Administrator Cari Golden

P&Z Chairman Mike O'Neill