



Staff Report

To: DRAC
From: Justin Mehlhaff, Assistant Planner
Meeting Date: 5/22/23
Report Date: 5/19/23
RE: Grand Teton Floor & Window Covering Warehouse Final Design Review Application (DR22-4)

SUMMARY: The applicant is proposing the development of a 7,895 sf window & flooring showroom and warehouse with off-street parking, on a 1.92 acre property in the Valley Centre subdivision. The property is zoned Commercial Corridor (CC), and is within the Design Review Overlay.

REVIEW PROCESS: Because the subject lot is within the Design Review Overlay, the project will be subject to the standards of Driggs LDC Appendix A. The application will be considered by the Design Review Advisory Committee, which may provide feedback to the applicant and will ultimately make a recommendation to the Planning & Zoning Commission. During a public meeting, the Planning & Zoning Commission will make a final decision on the application.

ZONING ANALYSIS: The lot is designated CC – Commercial Corridor and is within the Design Review Overlay. The table below identifies conformance with Driggs’ [Land Development Code](#).

<u>LDC Section</u>	Required/Allowed	Proposed	Comments
Art 5.5.1 Building Types Allowed	Apartment, Live Work, Shopfront House, Single-story Shopfront, Mixed Use Shopfront, General Building	Warehouse & showroom	Warehouse/showroom conforms.
Art 5.5.2 Lot Dimensions	Minimum Lot Sizes: Live work – 1,100sf Other Allowed – 5,000sf Max Lot Coverage: 80% max	Subdivision not proposed at this time. Sited on two 0.96 acre lots.	Conforms. Applicant should consider lot coverage for possible future subdivision. Applicant to indicate interior lot lines on site plan.
Art 5.5.3 Building Placement	Setbacks: Primary Street: 15’ min/50’ max (from Valley Centre Rd.)	Warehouse/showroom: Primary Street – >50’	DRAC to consider building orientation and designation of primary/side street setbacks, and may recommend

	<p>Side Street: 0' min 50' max (from new ROW) Side Interior: 10' min Rear: 10' min</p> <p>BTZ: Primary St- 50% min, Side street- 25% min</p> <p>Parking allowed in side yard, not allowed in front yard.</p>	<p>Side Street – 12' Side – 10' Rear – 10'</p>	<p>additional landscaping to screen parking area from Valley Centre Dr. Two primary street setbacks may be designated.</p> <p>Front yard parking is not allowed, however in this instance where it is set so far back and future development adjacent to Valley Centre Dr is likely, it seems appropriate.</p> <p>Note LDC 12.2.4, which states: Access easement must be treated as a public street right-of-way for purposes of determining required development and dimensional standards.</p>
Art 5.5.4 Building Height	<p>35' max. 45' max if upper floor contains a residence</p>	Warehouse/showroom: 25'	Conforms.
Art. 8.16 – General Building	A building that typically accommodates commercial, office, or industrial uses. Entrance must face primary street, 40% min ground story transparency, 50% max blank wall area, 120' max building length.	Transparency and blank wall area calculations not provided.	Applicant to confirm transparency and blank wall areas. DRAC to consider.
Art 10 Allowed Uses	<p>Sec. 10.5.10.A – Retail space between 5,001sf and 15,000sf is a permitted use in the CC zone</p> <p>Sec. 10.6.6.A – Warehouse, Storage, and Distribution is a Limited use in the CC zone.</p> <p>Outdoor storage areas are subject to Sec. 10.8.11 standards.</p>	Window and flooring warehouse and showroom approximately 7,895sf	Conforms.
Art 11.1.2 Required Pedestrian Facilities	All development must provide safe, direct and convenient pedestrian access connecting abutting public streets and parking lots to the primary entrance and to all other uses in the development that allow for public access	Sidewalk is proposed along access easement, with access to entrance of the warehouse and showroom. Pedestrian cross-access provided to the north and east property lines.	DRAC to consider pedestrian facilities.

<p>Art 11.1.3 Vehicle Parking and Access</p>	<p>Spaces Required- 13 min stalls required. Warehouse: 1.5/1000 sf min. Retail: 2/1000 sf.</p> <p>If off-street vehicle parking is provided, accessible parking spaces must also be provided in accordance with the requirements of the Americans with Disabilities Act (ADA).</p> <p>Five or more parking stalls trigger surfacing requirements.</p>	<p>Warehouse (6,000sf) / showroom (1,800sf): 15 stalls, 1 Van ADA accessible</p>	<p># Stalls: Warehouse/showroom: 15 - Conforms.</p>
<p>Art 11.1.3.I Surfacing and Drainage</p>	<p>Must be graded to retain and infiltrate surface water on-site, must be surfaced with dust-free material.</p>	<p>Appears to be asphalt.</p>	<p>Applicant to submit drainage plan at time of building permit.</p>
<p>11.1.4.A. Curb Cuts</p>	<p>1. Unless otherwise approved or required by the City, a platted lot is only allowed one driveway access to a public street, not including an alley.</p> <p>2. Unless approved or required by the City, the driveway for a corner lot must connect to the street with the lower roadway classification.</p> <p>5. Driveways may be no closer than 50 feet from the intersection of two street rights-of-way, not including an alley, measured from the centerline of the driveway to the edge of the road surface.</p>	<p>Property has existing 60' wide ROW which serves both lots. 24' wide access drive is proposed within the ROW.</p>	<p>DRAC to confirm whether commercial two-way or industrial curb cut applies to the proposed use. EIDPDC rear drive lane is around 30' wide, Arrowhead Plaza Way is around 26' wide. Staff recommends drive lane is at least 26' wide in case future development requires fire apparatus lanes.</p>
<p>11.1.4.B - Cross Access</p>	<p>1. All development (non-local street) shall provide cross access, or stub for future cross access, and to vacant land. An easement must be recorded for cross access.</p> <p>2. Where the abutting owner has not constructed a cross-access driveway, a stub for future cross access must be provided to the subject property line.</p> <p>3. A stub for future cross-access must also be provided to all abutting vacant land.</p> <p>4. Any stub must extend to the boundary of the</p>	<p>Existing 60' easement runs through the property south-north. Pedestrian and vehicular cross access to the northern part of the parcel proposed, pedestrian cross access to the east. Valley Centre Drive is a</p>	<p>Applicant should consider vehicular cross access through proposed development to the east.</p> <p>ROW or pavement must be shifted to the west to line up with accesses to the south (Arrowhead Plaza Way) and the north (drive lane behind ECIDPDA).</p> <p>Applicant to provide Instr # of all</p>

	<p>abutting property and be located at the most logical point where a future connection could be made.</p> <p>5. Where a stub exists on an abutting property, the cross-access driveway must connect to the stub.</p> <p>6. When cross-access is deemed impractical by the Planning & Zoning Administrator on the basis of topography, the presence of natural features, or safety factors, the requirement for cross-access may be waived.</p> <p>7. Property owners who establish a cross-access driveway must: a. Record an easement allowing cross-access to and from properties served by the cross-access easement; and b. Record a joint maintenance agreement defining the maintenance responsibilities of each property owner.</p>	collector road.	<p>easements.</p> <p>DRAC to consider.</p>
11.1.4.C Driveway Dimensions	<p>Driveways measured at the right of way must meet the following:</p> <ul style="list-style-type: none"> -Public/commercial two-way: 20'-32', 15' radius max. -Industrial: 30'-40', 30' radius max. 	24' wide access drive proposed.	<p>EIDPDC rear drive lane is around 30' wide, Arrowhead Plaza Way is around 26' wide. Staff recommends drive lane is at least 26' wide in case future development requires fire apparatus lanes.</p> <p>DRAC to consider.</p>
Art 11.1.5 Bicycle Access and Parking	<p>Bicycle parking spaces required: 2 min in a clean and visible area, at least as close as parking or within 100', per public entrance.</p>	Bicycle parking proposed.	Conforms.
Art 11.1.7.A-C Vehicle Loading	<p>A.2. With the exception of areas specifically designated by the City, vehicle loading and unloading of goods, materials, items or stock for delivery and shipping is not permitted on a public street, not including an alley.</p> <p>A.3. Loading and unloading activities may not encroach on or interfere with the use of sidewalks, drive aisles, queuing areas and parking areas.</p> <p>A.4. If determined necessary by the Planning & Zoning Administrator, adequate off-street space must be made available for the unloading and loading of vehicles.</p>	<p>Loading area provided along north westside of property line facing proposed ROW.</p>	<p>Screening Standards apply along northern property boundary.</p> <p>DRAC to consider location of loading areas and whether additional screening may be required.</p> <p>Applicant to confirm that trucks will not block sidewalk when using the loading dock and have adequate turnaround. Will service door along south face be used for loading/unloading?</p>

	<p>B. Location. If a off-street loading space is provided or required, it must meet the following.</p> <ol style="list-style-type: none"> 1. In RX, NX, CX, DX, IX, and CC, off-street loading areas must be located to the rear of buildings. Loading areas may not be placed between a public street (not including an alley) and the associated building. 2. No loading area is permitted within 50 feet of a ground floor residential use (measured from the residential lot line to the closest point of the loading area). <p>C. Screening. If a loading area is provided or required, it must meet the following:</p> <ol style="list-style-type: none"> 1. Where a loading dock designed for tractor-trailers is placed between a public street (not including an alley) or a shared lot line and the associated building, the entire length of the loading area must be screened. 2. Screening must consist of either: <ol style="list-style-type: none"> a. An 8-foot high wall; or b. Plant material that under typical conditions may be expected to reach a height of 8 feet and a spread of 4 feet within 3 years of planting. Plant material must be a minimum of 2 feet tall when planted. 		
<p>Art 11.2.4.A Screening – Service Areas</p>	<p>A. Service Areas.</p> <ol style="list-style-type: none"> 1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings. Trash and recycling collection areas must be located as far away from residential structures on neighboring properties as practical. 2. Service areas must be screened on 3 sides by a wall (concrete, stone, or brick) a minimum 6 feet in height and on the fourth side by a solid gate at a minimum of 6 feet in height. 3. The gate and wall must be maintained in good working order and must remain closed except when trash pick-ups occur. 	<p>Screened trash enclosure location identified on site plan. Screening specs not provided.</p>	<p>Applicant to provide screening design specs at time of building permit.</p>

11.2.6 – Landscaping Setbacks	For all industrial, commercial, and multi-family development, primary street and side street setback areas not utilized for driveways or pedestrian access shall be planted with either a minimum one (1) tree per 20 linear feet or one (1) tree per 200 square feet, whichever is greater, and one (1) shrub per 50 square feet. A minimum fifty percent of the trees shall be shade trees.	No landscaping specifics provided.	DRAC to consider.
11.2.7 – Street Trees	Street trees are required along Valley Centre Road, as it is designated as a collector road.	No street trees proposed.	DRAC to consider if required street trees should be planted in the front setback behind the sidewalk, as there is concern that trees would be damaged by plow trucks if planted between the sidewalk and Valley Centre Drive.
11.2.8 – Landscaping Installation and maintenance.	See LDC for planting, maintenance, and replacement bond requirements.		Replacement bond for all landscaping and screening materials required.
11.3 - Signs	See LDC Art 11.3 for sign requirements.	No signage proposed.	Sign Permit Application will be required for any signage.
11.4 - Outdoor Lighting	See LDC Art 11.4 for Outdoor Lighting Standards. All outdoor lighting fixtures shall have horizontal cutoff, not exceed 3000 K.	No pole-mounted or ground lighting is proposed, Exterior building fixtures will meet lighting requirements.	Lights must be fully cut-off, 3000K or less, and meet illumination standards. Applicant to provide fixture specs and photometric plan with building permit application.
12.1.5 - Warranty	All streets and public improvements must have a warranty guaranteeing the work against defects for a period of two (2) years from the date of final acceptance.		Warranty required for all streets and public improvements.
12.1.6 - Easements	Easements must be provided in locations required by the City. All existing easements should be described on the site plan.	60' access & utility easement shown down the middle of the property.	Access easement or pavement must be shifted to the west to line up with accesses to the south (Arrowhead Plaza Way) and the north (drive lane behind ECIDPDA). DRAC to consider. Applicant to provide Instr # for all

			existing easements.
12.1.13 – Street layout	<p>B. Streets must be aligned to join with planned or existing streets.</p> <p>C. Street jogs with centerline offsets of less than 125 feet are not allowed.</p>		<p>Current driveway location does not conform. Access easement or proposed pavement must be aligned with Arrowhead Plaza Way and the rear ECIDPDA drive lane.</p> <p>DRAC to consider.</p>
12.2.2 New Streets	Street should meet Public Works Standards & Specifications	24' driveway with sidewalk proposed within a 60' ROW.	Driveway may be required to be improved to City street standards if the lot is subdivided in the future.
12.2.4 – Private Streets	<p>A. Private streets are allowed at the sole discretion of the City Council and only for dead end roads or roads internal to a master planned development. No Arterial or Collector road may be private.</p> <p>B. Private streets must be constructed to all other applicable street standards, including paving.</p> <p>C. The area designated for a private street must be platted as a separate parcel, clearly labeled as a private street. The Owner's Dedication on the plat shall state that the street is privately owned and will be privately maintained by the property owner's association.</p> <p>D. Alternative specifications and design of private streets may be proposed by the Developer and reviewed and possibly approved by the Fire Marshal, Driggs Public Works, and the Planning & Zoning Administrator. Private Streets must account for snow storage and drainage.</p> <p>E. All private streets must be treated as public street rights-of-way for purposes of determining required development and dimensional standards (frontage,</p>		<p>Access easement must be treated as a public street right-of-way for purposes of determining required development dimensional standards.</p> <p>Platted private street ROW will be required with any future subdivision application.</p>

	setbacks, etc).		
12.2.3 Street Trees	Street trees must meet the design, installation, and maintenance requirements of Sec. 11.2.7.	None proposed.	See 11.2.7 standards, DRAC to consider if required street trees should be planted in front setback behind the Valley Centre Drive sidewalk.
12.2.5 Street Names	Street name to conform with City Addressing and Street Naming Ordinance	None Proposed at this time.	Street name required, see City Code 8-4-7 road name requirements, “way” likely most appropriate suffix. Street name to be approved by Teton County GIS.
12.2.7 Sidewalks and Pathways	Sidewalks, as required in all street improvements, must be constructed in accordance with Public Works Standards and Specifications.	5’ Sidewalks included with proposed road.	Appears to conform.
12.3.2 Connections to City Water and Sewer Systems	All developments must be connected to city water and sewer systems in accordance with Public Works Standards and Specifications.	Individual service connections proposed.	Public Works to confirm proposed utility connections with building permit application.
12.3.3 Storm Water Disposal	Developer must provide for movement and disposal of stormwater within the development in conformance with the most current adopted edition of the Driggs Public Works Standards and Specifications.	Snow storage area is indicated on site plan, however, stormwater plan not provided for.	A drainage plan and report per Public Works Standards will be required at time of building permit.
12.3.4 – Fire Protection	The location and specifications of fire hydrants must be in accordance with the International Fire Code as adopted by the Teton County Fire Protection District and the Driggs Public Works Standards and Technical Specifications.	Fire hydrant locations not provided.	A hydrant must be within 200’ of new construction. Additional hydrants may be required at time of building permit.

DESIGN REVIEW: Staff analysis of sketch plan details are contained in the table below. Section VI of the Design Standards & Guideline outlines those that pertain to the CC Zone. Staff recommends that the applicant consider all standards of [Appendix A](#) of the Land Development, Section VI, with special attention paid to those listed below.

Design Review CC Zone Purpose Statement:

- The sense of arrival at each end of Main Street should be dramatic, but in keeping with the beauty of Teton Valley and the surrounding mountains
- Buildings should complement the landscape, which is dominated by the mountains and views of Teton Valley; large buildings must be broken into smaller masses; outdoor loading and service bays must be screened

- Large parking areas, too, must be broken into smaller bays and screened, or framed, with landscaping; breaks between trees can act as “portals” and provide views into commercial sites
- Buildings are to draw on or appropriately adapt the Western ranching vernacular. Chain stores cannot simply replicate designs used elsewhere; they must be designed to fit the local character and our agricultural/mountain heritage
- Architectural design must address all four sides of a building
- Highway access points must be coordinated and driveways connected to protect the capacity and operational safety of Highway 33 for all modes of travel
- Mature trees should be protected and incorporated into side or rear yards to the greatest extent possible
- Developments must provide for pathway connections
- A combination of native, evergreen and deciduous trees, shrubs and ground covers should be used in all landscapes; non-plant material such as rock and wood products should be used sparingly and only where it complements the overall landscape design

LDC Appendix A	Required/Allowed	Proposed	Comments
VI.B.2 Intersections and Accesses	<p>New or modified street intersections and street accesses shall conform to the City of Driggs Transportation Plan.</p> <p>See pg. 3.10 & 3.11 of Transportation Plan:</p> <ul style="list-style-type: none"> • Access to collectors should be provided at intersections with public streets only. • Where direct private property access to a collector is necessary, there should be a maximum of one access point for each property. Private property accesses should be combined and consolidated to the extent possible. Full frontage access should be prohibited. • New or modified accesses to Commercial Collectors should be approved through the Design Review process. 	<p>New ROW providing cross-access to property to the north from Valley Centre Drive.</p> <p>Shared access to the laundromat building to the east is being removed.</p>	<p>Access easement or proposed pavement must be shifted to the west to line up with accesses to the south (Arrowhead Plaza Way) and the north (drive lane behind ECIDPDA).</p> <p>DRAC to consider.</p>
VI.C.3.1. Buildings and Structures - Height	<p>Except as prescribed for specific building types in LDC Chapter 8, the maximum allowable height is forty-five (45) feet; taller buildings may be approved only with a Variance. Exception: <i>Buildings shall not exceed thirty-five (35) feet in height when located less than one hundred (100) feet from any residential zone, except as modified with a Variance.</i></p>	<p>25' building proposed, over 100' from nearest residential zone.</p>	<p>Conforms.</p>

	<i>Buildings that are partially within 100 feet of a residential zone shall step-down in roof elevation (i.e., from 45 feet to 35 feet) to be consistent with the 35foot limit. See also, Section B.3.a, Height Step-Back, for buildings exceeding 35 feet in height.</i>		
VI.3.2 Building and Structure – Massing and Floor Area Requirements	The City of Driggs limits the size of the building footprint in order to maintain the small-town scale and character of the community. The footprint of a building occupied by a single business or use shall not exceed 50,000 square feet. A single business or use shall not occupy more than 50,000 square feet of contiguous, ground-floor space in any building. All buildings shall be broken into modules that are no greater than 50 feet wide. Changes in roof elevation and forms, articulated walls, entrances, weather protection shelters and changes in window sequences, materials, detailing, and/or other architectural features should be employed to reduce the apparent size and scale of larger buildings (i.e., those that are larger than a typical barn, silo, or farm house). See Figures 15 -17.		All buildings shall be broken into modules that are no greater than 50 feet wide. DRAC to consider building break up and architectural features.
VI.C.3.3.d Buildings and Structures - Windows	Ground floor windows or window displays shall be provided along at least thirty percent (30%) of the building’s ground floor, street-facing elevation(s). Design elements such as large regularly spaced and similarly shaped windows with window trim, transoms and clerestory windows above building entrances are counted; windows and display boxes must be integral to the building design and not mounted to an exterior wall in order to be counted.	Four windows proposed along newly proposed frontage.	Applicant to confirm transparency. DRAC to consider.
VI.C.3.3.f Buildings and Structures – Blank Walls	Notwithstanding the provisions of LDC Chapter 8 Building types, building elevations in the design district shall not have blank walls. This standard is met when the guidelines contained in Figure 13 (“acceptable” illustration) are satisfied and no wall has more than thirty (35) feet of continuous, uninterrupted horizontal distance. All elevations longer than thirty (35) feet shall have offsets; projections (e.g., recessed or covered entrances or weather protection); alcoves; windows or doors; changes in materials, colors, or patterns; volume landscaping to include evergreen and deciduous trees and shrubs that complement the building elevation; or a combination of such changes, providing visual relief not less than once every thirty (35) feet. (Note:	Northern wall contains blank walls exceeding 35 ft.	Applicant should consider features such as windows, changes in materials and colors, and/or additional landscaping along the northern wall to provide for breakup, and all other blank wall areas 35’ or greater. DRAC to consider.

	For certain building types, the LDC standard of 25 feet applies.)		
VI.C.3.4 Materials and Colors	<p>Primary materials shall consist of primarily of brick, natural stone, and painted or natural wood. Secondary materials may consist of metals such copper, steel, iron, or bronze, and similar appearance metals may be used.</p> <p>Primary materials that are equal in appearance and durability to those listed may be approved through design review. Materials that are equal in appearance and durability to those in subsection 'a' may be approved through design review. Color schemes should be simple and coordinated over the entire building to establish a sense of overall composition.</p> <p>Color schemes should tie together buildings, signs, furnishings, awnings, canopies and entrances. There shall be no more than one base color for each thirty (30) feet of the front elevation; one base color for the entire front elevation is preferred. Using only one or two accent colors is also preferred, except where precedent exists for using more than two colors with some architectural styles.</p>	Vertically oriented steel exterior siding is proposed for the warehouse, with colors gray and white.	Applicant should consider alternative primary materials or additional design features that would more closely conform to the design standards, such as brick/stone/wood. DRAC to consider.
VI.C.5 Pedestrian Shelters	Shall extend at least 5 ft, shed snow away from entrances, be proportionate to building dimensions. Large shelters shall have snow anchors to catch and hold snow.	Shelter over showroom entrance. No shelter over western door.	Applicant to consider/confirm shelters over non-primary doors. DRAC to consider.
VI.C.6. Mechanical Equipment	Shall be oriented away from all streets. Standpipes, meters, should not be on front elevations. Rooftop equipment shall be painted to be subordinate or blend in where not screened. Ground mounted units limited to side or rear and screened in conformance with LDC 11.2.4 or by hedges.	No mechanical equipment proposed.	If any mechanical equipment will be required on site, applicant must provide further details.
VI.D Streetscapes and Access	New development shall conform to the policies, standards, specifications and design details (e.g., street sections) contained in the City of Driggs Transportation Plan and Main Street/SH-33 Corridor Plan. When streetscape improvements are required of new development, such improvements shall conform to these plans.	Existing 60' easement runs through the property to the north from Valley Centre Drive.	See Comments above in VI.B.2

VI.F.4. Service and Loading Areas	<p>2. Building/Parking Orientation. Parking in front of stores that is visible to motorists shall be balanced with the City's interest in maintaining attractive community entryways and walkability. Where parking between buildings and public streets is unavoidable, landscape buffers and/or screening of parking areas shall provide visual relief.</p> <p>4. Service and Loading Areas. The visual, traffic, odor and noise impacts of service and loading areas, relative to streets, civic spaces, pedestrian access ways and adjacent residences, shall be minimized. Service areas and loading docks shall be accessed from an alley or driveway, and screened from other uses. Off-street parking shall conform with the Land Development Code.</p>	Loading area faces proposed road.	<p>DRAC to consider appropriate landscape buffers for street facing parking.</p> <p>Applicant to provide screening in conformance with this standard and LDC 11.1.7. Will south facing garage door be a loading area? DRAC to consider.</p>
VI.G. Site Design and Layout, Pedestrian Facility Design and Construction	<p>To ensure safe, direct and convenient pedestrian circulation, all developments shall provide a continuous pedestrian system. Pedestrian system shall connect to adjacent sidewalks and provide stubs for future phases.</p>	5' wide sidewalks and pedestrian accesses proposed.	Appears to conform.
VI.H. Signs	<p>Signs shall meet standards found in the Land Development Code, complement Driggs's natural surroundings. Natural materials are preferred over plastic.</p>	No signage proposed at this time.	<p>A sign permit will be required. Location of signs should be included on site plan.</p>
VI.I. Exterior Lighting	<p>Shall comply with the City's outdoor lighting standards.</p>	Narrative states lighting will be dark sky compliant.	<p>Lights must be fully cut-off, 3000K or less, and meet illumination standards.</p> <p>Applicant to provide fixture specs and photometric plan with building permit application.</p>
VII.3 Minimum Landscape Standards	<p>All off-street parking and vehicular use areas (including driveways and loading docks) shall have perimeter landscaping of not less than four (4) feet in depth (6 feet adjacent to streets), and interior landscaping covering at least ten percent (10%) of the entire vehicular use area. All landscape areas shall have at least 1 tree per 200 sf and 1 shrub per 50 sf, of 40-60% evergreen species. All plants shall either be native,</p>	Some landscaping appears to be proposed.	<p>Cannot confirm conformance based upon information provided.</p> <p>Applicant to provide landscaping plan which includes plant species, planting size, and</p>

	included in the Driggs Tree Planting Guide and Recommend Species or recommended by a licensed nurseryman.		irrigation. DRAC to consider location and dimensions of parking lot landscaping strips, screening of loading and service areas, and landscape setbacks.
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SERVICE PROVIDER COMMENTS:

SILVER STAR COMMUNICATIONS: *Fiber located in front of property along Valley Centre Drive.*

TETON COUNTY FIRE: *Fire suppression system in building may be required. Fire Hydrant shall be located within 200' of new construction.*

RAD CURBSIDE: *Dumpster location should work, final dumpster enclosure specs to be confirmed.*

PUBLIC WORKS: *60' ROW should be shifted to the west to align with Arrowhead Plaza Way to the south and driveline to the north. Applicant should consider cross access through parking lot to the development to the east.*

1. **STAFF RECOMMENDATION:** Staff recommends DRAC review the application, consider any necessary conditions, and ultimately make a recommendation of approval. Staff recommends the following conditions:
 - Access easement and/or proposed pavement shall be aligned with Arrowhead Plaza Way and ECIDPDA rear drive lane.

Motion on next page

MOTION OPTIONS:

APPROVE: I make a motion to recommend approval of the Design Review Application found in Exhibit A, based on its compliance with the Design Standards (so long as the following conditions are met... *[conditions to be determined by DRAC]*)

TABLE: I make a motion to table consideration of the design review application until the following information is provided... *[to be determined by DRAC]*

DENY: I make a motion to deny the design review application based on the findings that it fails to conform to the Design Standards and Guidelines and Land Development Code for the following reasons... *[to be determined by DRAC]*

EXHIBITS: A – Application Packet

DESIGN REVIEW APPLICATION NARRATIVE

ADDITIONAL COMMENTS

APRIL 25, 2023

Lot 2A, Block 1, Valley Centre Subdivision
Valley Centre Drive
Driggs, ID

We are aware a landscape plan is required. We would like to discuss the location and type of landscaping, screening, and volume landscaping with the Design Review Advisory Committee. Once we have specific recommendations from the Design Review Advisory Committee, then we plan to prepare a Landscape Plan in accordance with those recommendations for P&Z review.

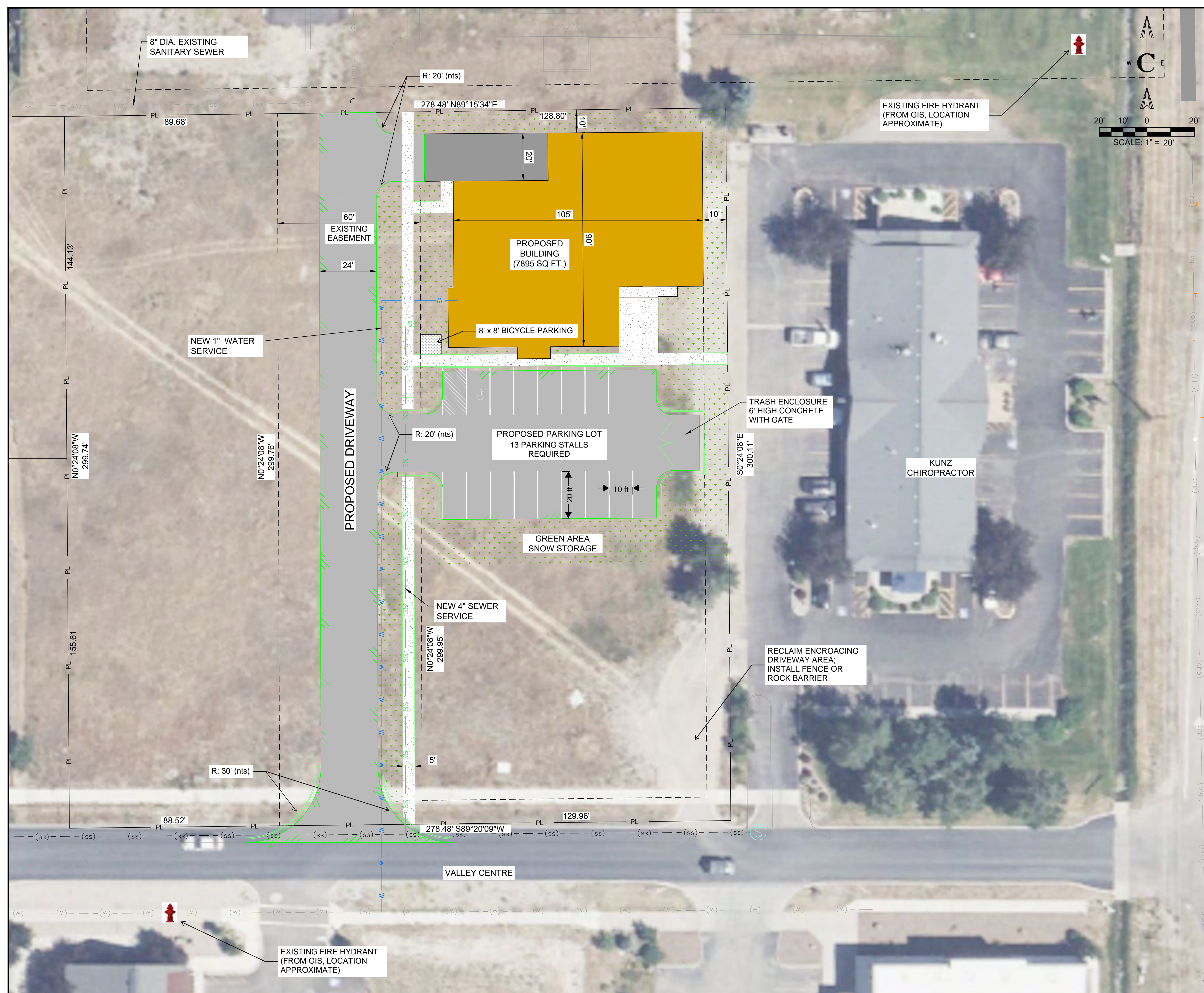
The driveway easement is existing, and as such, the driveway will need to be located within the existing easement. It may be possible to move the proposed driveway west within the easement and line up with Arrowhead Way. We would like the opportunity to discuss this with DRAC.

The sidewalk has been extended to the northern building entrance and to the northern property line.

Bicycle parking has been added near the building entrance.

The existing fire hydrants have been added to the site plan; if the fire department requires an additional hydrant it will be added to the plans prior to building permit submittal.

No pole-mounted or ground-mounted outdoor lighting is proposed. All light fixtures on the exterior of the building will be down-turned fixtures complying with Driggs's dark sky requirements. The light fixture specifications will be submitted with the building permit application.



DEVELOPMENT DESCRIPTION	
OWNERSHIP	BENOLIVE LLC
PARCEL NUMBER	RPA0219001002A
LOT NO, BLOCK NO.	LOT 2A, BLOCK 1
AREA OF PARCEL	0.96 ACRES
GENERAL INFORMATION, JURISDICTION, ZONING	
SUBDIVISION	VALLEY CENTRE, 3 RD AMENDED PLAT
JURISDICTION	CITY OF DRIGGS, IDAHO
PUBLIC LAND SURVEY SYSTEM	NE ¼, SW ¼, SEC. 23, TWP 5N, RNG 45E, B.M.
CURRENT ZONING	CC: COMMERCIAL CORRIDOR
OVERLAY ZONING	DESIGN REVIEW OVERLAY
APPLICABLE CODES	
LAND DEVELOPMENT CODES	
CITY OF DRIGGS COMPREHENSIVE PLAN	JAN. 19, 2010
CITY OF DRIGGS LAND DEVELOPMENT CODE	JUN. 15, 2017
BUILDING CODES	
INTERNATIONAL BUILDING CODE (IBC)	2018
INTERNATIONAL MECHANICAL CODE (IMC)	2018
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)	2018
INTERNATIONAL FIRE CODE (IFC)	2015

NOTE:
 AERIAL IMAGE PROVIDED FOR GENERAL REFERENCE ONLY; IMAGE SCALE AND LOCATION MAY BE INACURATE.

THE NORTH LOADING BAY IS FOR LARGE DELIVERY VEHICLES.
 THE SOUTH GARAGE DOOR WILL ONLY SERVE STANDARD-SIZE VEHICLES.

NO.	PRELIMINARY DESIGN REVISIONS	BY	DATE
1			

Civilize, PLLC
 Management and Engineering

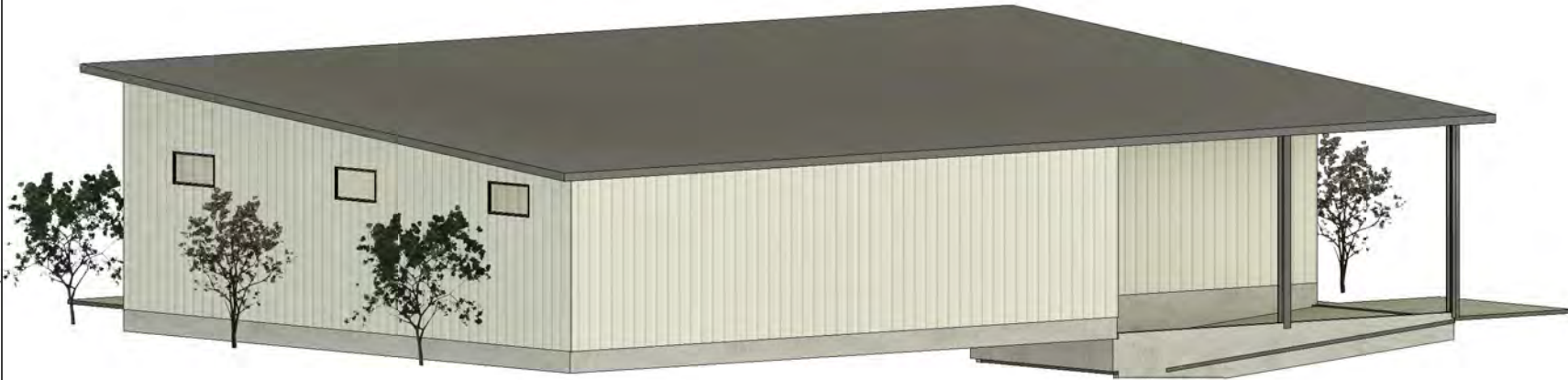
PROJECT NO.	11-15-2021
DRAWN	W. ELK
DESIGNED	B. CROWTHER
APPROVED	B. CROWTHER
DATE	B. CROWTHER

BENOLIVE, LLC

VALLEY CENTRE SUBDIVISION
CONCEPT PLAN

SHEET NO:
 DATE: NOV. 2021
 PAGE NO:

Jim Schulz



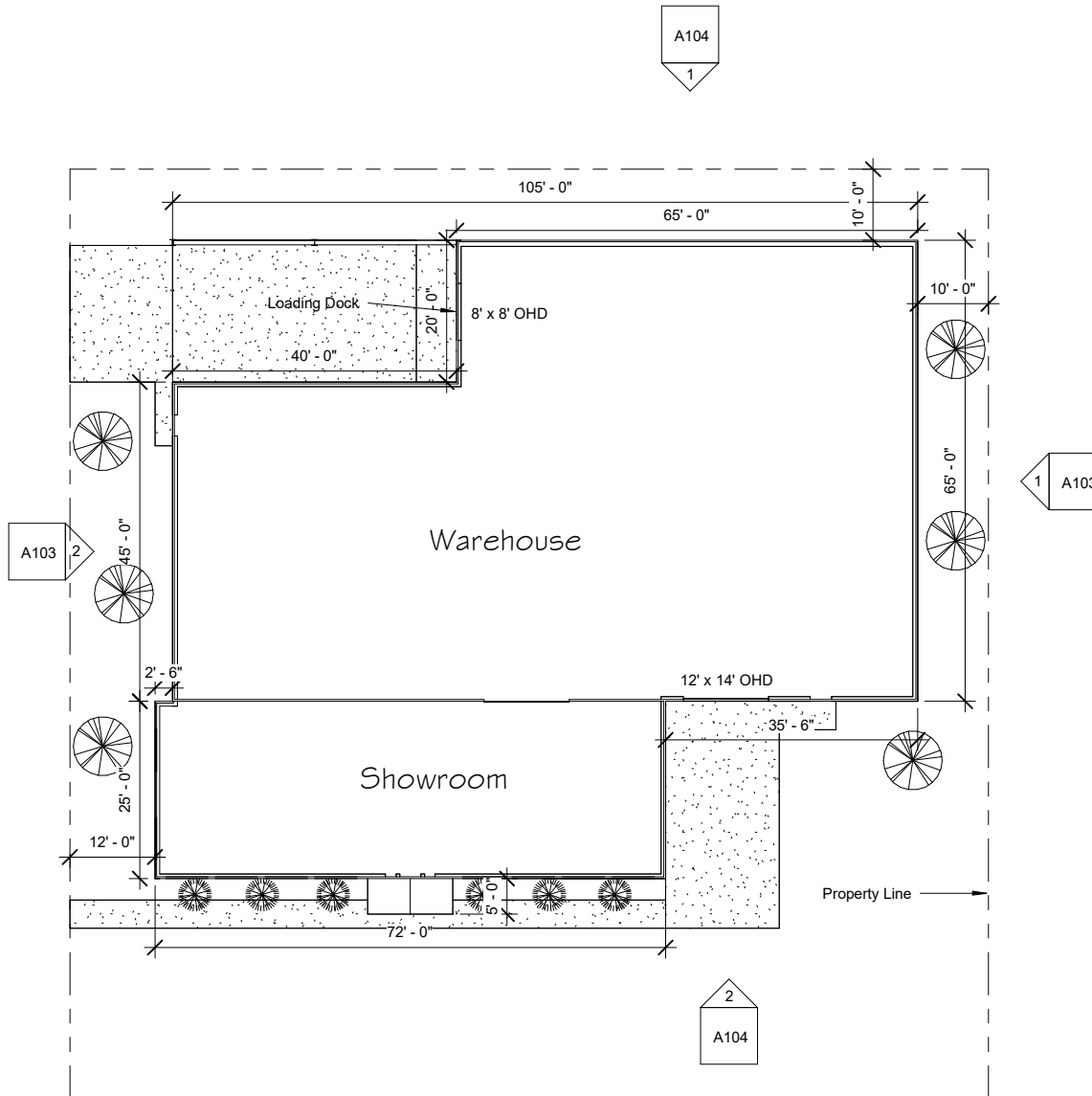
Rev.	3/7/2022 1:25:43 PM	Author
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COVER

A101


Jim Schulz





100
1/16" = 1'-0"

Rev.	3/7/2022 1:25:43 PM	FLOOR PLAN	A102	Jim Schulz	
	Author				

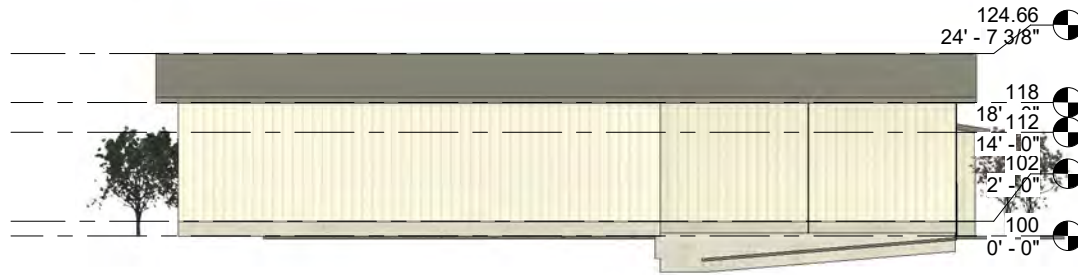
Rev.	3/7/2022 1:25:43 PM	Author
ELEVATION		A103
Jim Schulz		
		

① East
3/32" = 1'-0"

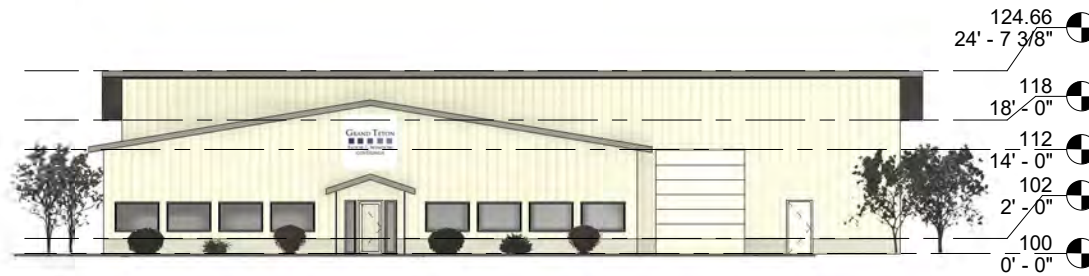


② West
3/32" = 1'-0"





① North
1/16" = 1'-0"



② South
1/16" = 1'-0"

Rev.

3/7/2022
1:25:44 PM

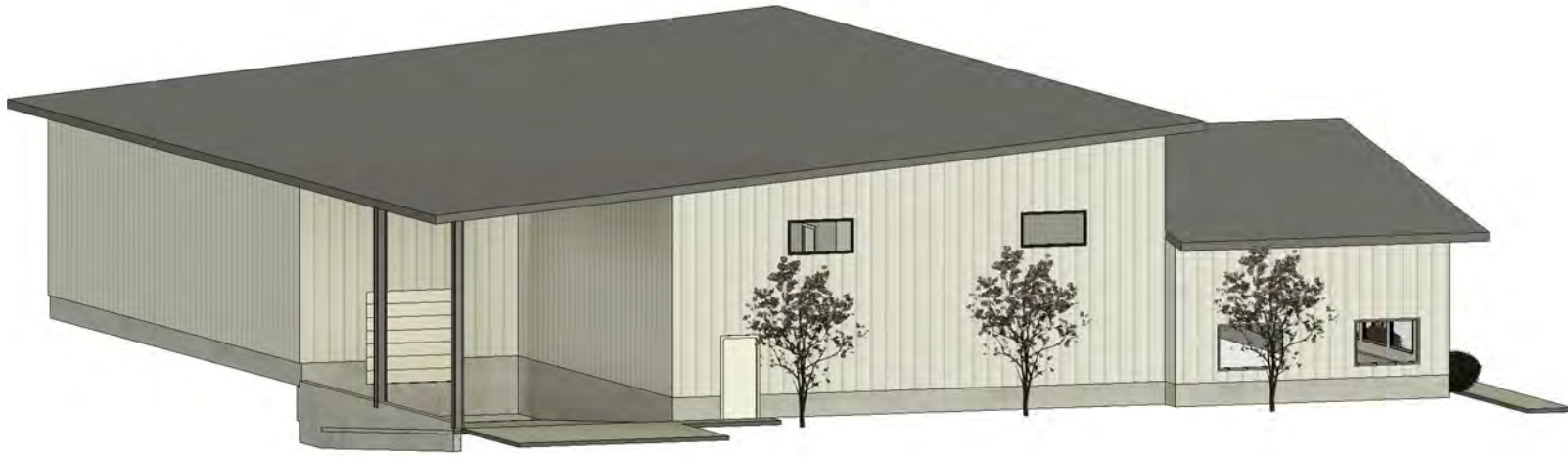
Author

ELEVATION

A104

Jim Schulz





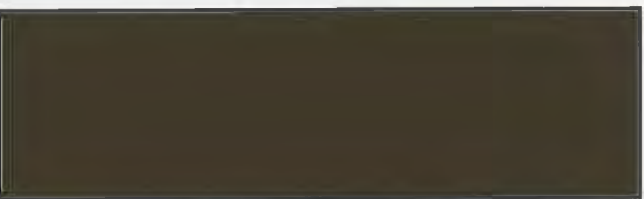
② {3D}

Rev.	3/7/2022 1:25:45 PM	Author
Unnamed		A105
Jim Schulz		
		

WALL COLOR



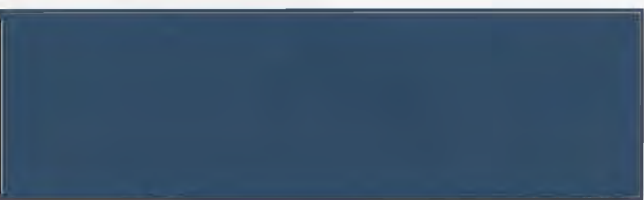
Ceram-A-Star® 1050 "Cool" Color System



Antique Bronze (AZ)



Polar White (PW)



Roman Blue (HB)



Light Stone (LS)



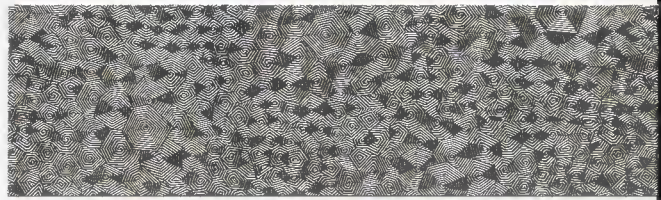
Sahara Tan (HT)



Colonial Red (CR)



Ash Gray (GY)



Galvalume (GL)

Since all color chips are affected by age, lighting conditions, heat and mechanical processes, the chips on this card may vary slightly in color or finish from actual panels. Consult factory for other colors and finishes.
*See Behlen paint warranties for specific chalk and fade rates.
Ceram-A-Star® is a registered name of AKZO Nobel Coatings, Inc.

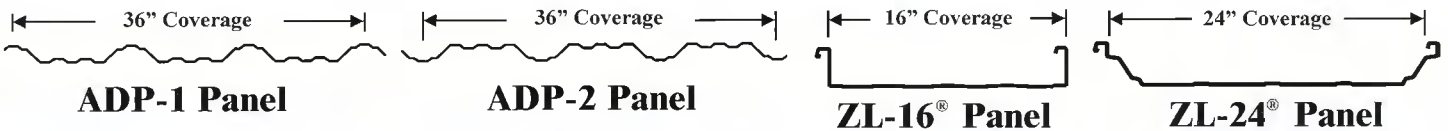


BEHLEN

Building Systems

Ceram-A-Star® 1050 "Cool" Color System

Frame Buildings



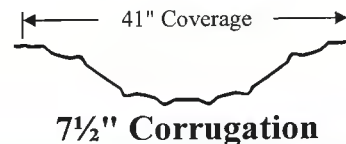
Colors	ZL-16® & ZL-24® Panels 24 Gauge	ADP Panels 26 Gauge	3" & 7½" Corr. Panels All Gauges	Total Solar Reflectance (TSR)		Thermal Emissivity (TE)
				Initial	3-Year Exposure	
Polar White (PW)	*	✓	*	0.57	0.54	0.84
Roman Blue (HB)	*	✓	*	0.31	0.31	0.84
Light Stone (LS)	*	✓	*	0.52	0.54	0.84
Antique Bronze (AZ)	*	✓	*	0.26	0.26	0.84
Sahara Tan (HT)	*	✓	*	0.37	0.32	0.84
Colonial Red (CR)	*	✓	*	0.28	0.25	0.83
Ash Gray (GY)	*	✓	*	0.36	0.35	0.83
Galvalume (GL)	✓	✓	*	0.68	0.55	0.08

✓ Denotes standard color and gauge. * Minimum quantity requirements apply

Energy Star Performance Specifications

Minimum Total Solar Reflectance (TSR)		
Roof Slope	Initial	3-Year Exposure
≤ 2:12	0.65	0.50
> 2:12	0.25	0.15

S-Span Buildings



Behlen Mfg. Co.

P.O. Box 569 • 4025 E. 23rd St.
Columbus, NE 68602-0569

PH: 800-228-0340 • FAX: 402-563-7470

www.behlenbuildingsystems.com

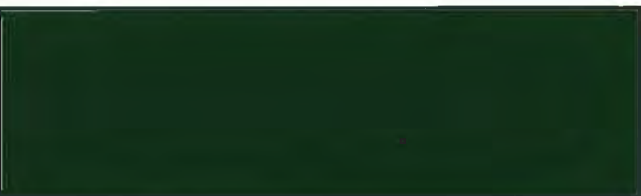
TRIM COLOR



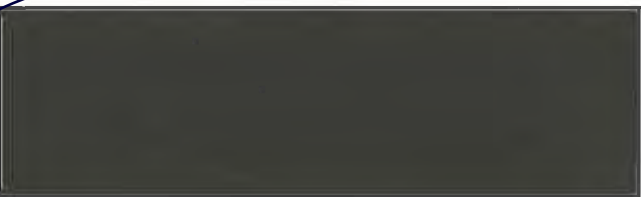
Fluropon® 70% Kynar "Cool" Color System



Patrician Bronze (ZK)

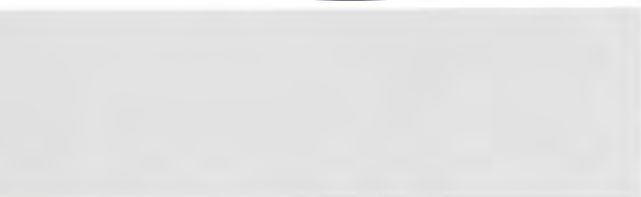


Natural Evergreen (NG)



Charcoal (CK)

Trim Choice



Regal White (WK)

★Kynar is a premium paint system. Consult your builder on pricing of this quality.



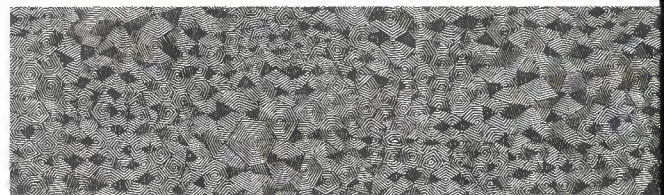
Ultra Brite Red (UB)



Surrey Beige (BG)



Regal Blue (RU)



Galvalume (GL)

Since all color chips are affected by age, lighting conditions, heat and mechanical processes, the chips on this card may vary slightly in color or finish from actual panels. Consult factory for other colors and finishes.

*See Behlen paint warranties for specific chalk and fade rates.

Fluropon® is a registered name of the Valspar Corporation.



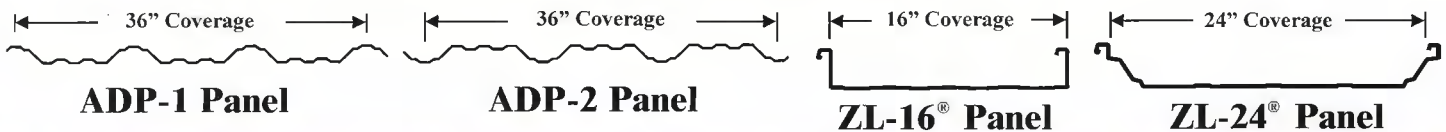
BEHLEN

Building Systems

Fluropon® 70% Kynar "Cool" Color System

★Kynar is a premium paint system.
Consult your builder on pricing of this quality.

Frame Buildings



Colors	ZL-16® & ZL-24® Panels 24 Gauge	ADP Panels 26 Gauge	3" & 7½" Corr. Panels All Gauges	Total Solar Reflectance (TSR)		Thermal Emissivity (TE)
				Initial	3-Year Exposure	
Patrician Bronze (ZK)	✓	✓	*	0.27	0.26	0.86
Natural Evergreen (NG)	✓	✓	*	0.26	0.25	0.84
Charcoal (CK)	✓	✓	*	0.32	0.32	0.85
Regal White (WK)	✓	✓	*	0.68	0.67	0.86
Ultra Brite Red (UB)	✓	✓	*	0.42	0.41	0.85
Surrey Beige (BG)	✓	✓	*	0.40	0.39	0.86
Regal Blue (RU)	✓	✓	*	0.26	0.25	0.85
Galvalume (GL)	✓	✓	*	0.68	0.55	0.08

✓ Denotes standard color and gauge. * Minimum quantity requirements apply

Energy Star Performance Specifications

Minimum Total Solar Reflectance (TSR)		
Roof Slope	Initial	3-Year Exposure
≤ 2:12	0.65	0.50
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S-Span Buildings



Behlen Mfg. Co.

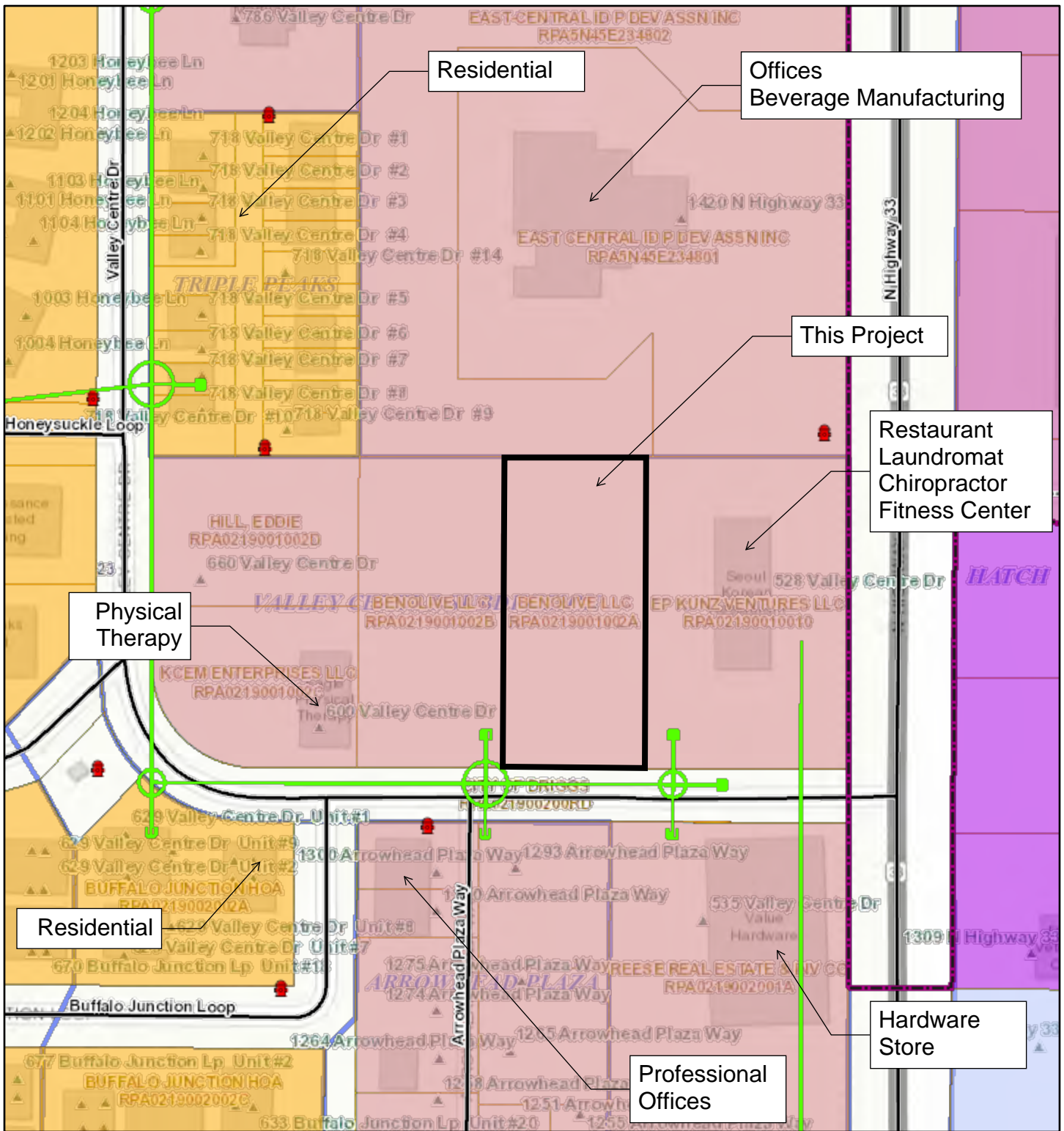
P.O. Box 569 • 4025 E. 23rd St.

Columbus, NE 68602-0569

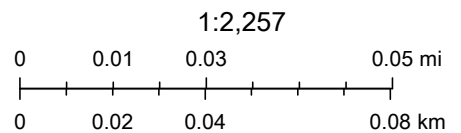
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Vicinity Map, Zoning and Uses



- CC Commercial Corridor Zone
- RM-2 Residential Multi-Family Zone
- Other Sewer Lines
- Driggs Sewer
- Fire Hydrants



Teton County Idaho GIS, Teton County, ID GIS, GIS, County of Teton, Bureau of Land Management, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Teton County GIS