

City of Driggs
PLANNING AND ZONING COMMISSION MEETING
MINUTES
MEETING HELD IN CONFERENCE ROOM
March 11, 2015
6:30pm

MEMBERS PRESENT: Rick Baldwin, Lindsey Love, Chris Valiante and Larry Young

STAFF PRESENT: Ashley Koehler, Planning and Zoning Administrator and Annie Decker, Planning and Grants Technician

PUBLIC PRESENT: Hayes Batten (via phone) and Rachel Deluge (VARD)

Rick Baldwin called meeting to order at 6:50pm.

1. Approval of Meeting Minutes from 2-25-15

Commissioner Chris Valiante motioned to approve the February 25, 2015 meeting minutes. Larry Young 2nd the motion. Motion passed with all in favor.

2. Appointment of P&Z Commissioners to the Joint Driggs-Teton County Planning Commission

Koehler explained to the commission that three Driggs Planning and Zoning Commissioners are needed to serve on the Joint Driggs-Teton County Planning Commission. The only purpose of the joint commission is to make planning decisions on subdivisions within the Driggs Area of Impact. Koehler reminded the commission that at least one of the appointees must reside in the Driggs Area of Impact. The commission determined it would be best to wait until the current Planning and Zoning Commissioner vacancy is filled.

Commissioner Larry Young motioned to defer the appointment of Driggs Planning and Zoning Commissioners to the Driggs-Teton County Planning Commission. Chris Valiante 2nd the motion. All in favor.

3. Discussion of Food & Beverage Processing Ordinance Interpretation

Koehler presented a staff memo introducing an inquiry about a prospective direct-rendering business in downtown Driggs and if it could be classified as a Boutique Food and Beverage Processing use. Hayes Batten, representing the prospective business, further described the business and clarified that the use would not involve a full carcass rendering process like most animal-rendering facilities are. The plan is to have only the fat (packaged in shrink-wrap) delivered to the downtown facility. Once the fat is rendered the plan is to sell both lard and tallow on-site in 16oz containers as well as package fat for shipping out to off-site processors to be turned into products such as pemmican bars, cosmetics, and body care products which will then be sold on site as well as distributed nationally.

Commissioner Baldwin informed the prospective owner that there are a number of downtown restaurants that provide outdoor seating and he would not want to see potential odors from this process cause a disruption downtown and thus an issue for the proposed business. Koehler informed the prospective owner about the City's nuisance ordinance that includes odor.

Commissioner Young felt that this use met the definition of Food and Beverage Processing, Boutique as the product being produced onsite fits the definition of “food...processed or otherwise prepared and distributed for eventual human consumption,” so long as all conditions as outlined in the ordinance are met.

Commissioner Larry Young motioned to classify Glacier Brand LLC’s fat-rendering business proposal as written and discussed as a “food and beverage processing boutique” use. Commissioner Chris Valiante 2nd the motion. Motion passed with all in favor.

4. Work Session: Teton Valley Land Use Code Project- Review of Draft Driggs Form Based Code & Model Land Use Code

Staff distributed chapter summary sheets, one for the Lighting standards with P&Z’s comments and the second on Signs with only Staff’s comments. The summary sheets will be posted online with the intent to help the public and future review bodies understand how each Article of the Driggs Form Based Code and/or Model Land Use Code differs from or compares to the equivalent current Driggs Ordinance. Commission and staff then worked on Article 11 Division 4: Signs. The commission had an overall discussion about the appropriate appearance and location of signs around Driggs with more detailed discussions to follow. Staff then presented to the commission a very introductory working zoning map based on recommendations from Code Studio. Using the zone conversion chart provided by Code Studio in May 2014, staff expanded the downtown proposed zoning map (as developed with the help of Code Studio and much community input) to include all of city limits.

Staff then opened up a discussion about public outreach strategies for the draft Driggs Form Based Code. Staff feels it is important to get ahead of the curve and be proactive about being the source where the public receives their information about the project. An overall strategy includes consistent updating of the website and Facebook, distribution of the city’s e-newsletter, and posting ads about public hearings. Additionally, there is a proposal to re-design the project website where the public can interact with a map containing current and proposed zoning with links describing the new zones, uses, and building types, and leave comments directly on the site.

5. Staff Items

Discussed an April meeting date of either April 15th or 22nd. In addition, it was the recommendation of staff to hold another Work Session before the April meeting on the Land Use Code.

Commissioner Larry Young motioned to adjourn the meeting. Commission Chris Valiante 2nd the motion. Meeting adjourned at 9:15pm. Motion passed with all in favor.

Rick Baldwin, Chair