

Planning and Zoning Minutes  
January 8, 2008

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

A motion was made to approve the minutes for December 19, 2007 with no amendments.

**Larkspur Construction/ Conditional Use Permit** No applicant was present to represent the application, so the hearing could not continue.

Commissioner Secrest requested more information about the trail mentioned in the application. He also questioned why two separate engineers had worked on the project. Cari Golden explained that there are no elevations noted from FEMA because the location of the property was not included in the most recent study done by FEMA.

The application will be re-noticed and placed on a future agenda for a public hearing.

**Black Hawk Estates/ Preliminary Plat** Chairman O'Neill explained the process of a preliminary plat hearing.

Commissioner Secrest declared a conflict of interest and removed himself from the discussion.

Cari Golden read the staff report. The subdivision appeared to meet most of the requirements of the subdivision ordinance. There will be one access into the subdivision from 200 west and another from 950 south. The street names have been okayed by the County. The City of Victor Public Works Department requested that plat notes be included that dedicate the streets within the subdivision to the City. The applicant is proposing a bike path along the north side of 950 south to eliminate double frontage lots. He has also proposed to pave 200 west and 950 south along his property lines and further north to Highway 33. 1.97 acres of park is required for within the subdivision; the subdivision currently has 1.55 acres devoted to park space. A fee in lieu of could be made to Pioneer Park, or the lot lines could be adjusted to fit the remainder of the requirement. The applicant wishes for the park to be used for public use and will dedicate it to the City. He is also committed to editing the CC&Rs. A lighting plan including a street light at each intersection needs to be submitted.

Chairman O'Neill opened the hearing for public comment.

Lucy Flood representing VARD was in opposition to the project. She explained that the amount of density proposed is not appropriate that far away from the city core.

Bruce Hodge was also in opposition. The property in mention borders his own and he feels that it is very intrusive. He agrees that it is too high of a density for the area. He feels that bigger lots would seem more sensible. He requested that, if the proposal was approved, there would be a requirement for the property to be fenced.

Chairman O'Neill closed the public comment portion of the meeting and allowed the applicant to make a rebuttal.

Travis Thompson representing Smith Canyon Investors LLC explained that he would be happy to develop under a lower density, but in order to add the new sewer system to the City, the high density would be necessary.

Chairman O'Neill opened the hearing to the commission for deliberation among themselves.

Commissioner Barney explained that the main goal in the City is connectivity. He doesn't have a big issue with the density and is ok with the fee in lieu of the park.

Commissioner Linville expressed that having a streetlight on every corner ruins the night sky. He is concerned about the impact of the traffic near the development.

Commissioner Barney supported the comments about the street lights and suggested a variance in the ordinance.

Commissioner Hodge also agreed with the light issues. She is concerned that the City wants sewer connectivity bad enough that they are willing to allow a high density two miles away from the city core. She feels that the road traffic will be too much. She also expressed that the layout of the subdivision is very rigid. She was concerned with the noxious weed problems as well.

Cari Golden explained that the City enforces the County's ordinance about noxious weed problems. She also explained that a regulation could be placed in the developer's agreement or in the CC&Rs.

Commissioner Barney suggested that if 950 south is paved, speed dips should be inserted.

Travis Thompson stated that he is willing to dust guard the roads bordering the subdivision. He also expressed that paving the road is a way to make it less hazardous.

It was moved and seconded to table the application to review materials and gather further information from staff.

**George McDaniels/ Sketch Plan Review** Melissa Holme, representing Foothill Properties, introduced the commission to other developments that the company had worked on.

Danielle Kingston, also of Foothill Properties, introduced the project. She explained that there were several phases designed for mixed use on 87 acres of property. "The Settlement" is a community pavilion decorated with various water features. "The Mercantile" will be home to two grocery stores, office and retail, and warehouses. This area would include many buffers and landscaping. The "Gold Mine Plaza" would be a three story mixed use area. The first story would house retail, the second story would hold office space, and the third story would include restaurants, a possible day spa, and higher end condos. "Whistling Pines" would include residential, single family cabins ranging from 1500 to 2200 square feet in size. A clubhouse would be in this area with a business center, theater, and fitness center. "The Village" Would include residential apartments ranging from 765 to 1120 square feet in size.

Bill Knight sees potential in the project. He feels that the emphasis should be on single family homes.

Commissioner Secrest thinks that the development is too advanced for Victor at the present time. He doesn't like the apartment complexes or three story buildings and is against spot zoning. He likes that they are attempting to create an attractive corridor into the City.

Commissioner Hodge is concerned that the city limits are being stretched out. She feels that this development would shut down the present downtown area.

Commissioner Barney added that there needs to be connectivity for pedestrian traffic. He also thinks it is an attractive project.

Chairman O'Neill suggested reworking the phases and refining the uses. He also wants to see connectivity to the city center.

**Gary Weaver/ Sketch Plan Review** Jennifer Zung with Harmony Design explained the proposal. Don Thompson is the owner of the property located on Highway 31. It is currently zoned R1, but he is requesting service commercial zoning. The subdivision would consist of 12 lots ranging from .31 to .5 acres in size. Access to the property has been approved by the ITD to be shared with the property to the north of it. A turn lane would be required. She explained that there would be little traffic in and out of the subdivision since it would be an industrial area.

Commissioner Barney doesn't think that it is an attractive project. He doesn't see any reason to put this kind of business and building on the highway at the entrance to town. Chairman O'Neill stated that the access needs to come at a right angle to the highway. He also wondered if it was possible to line the access up with one on the property across the highway from it.

Commissioner Linville is concerned that in this type of zone, people use the lots as a place to store excess materials. He brought to attention that the City has little to no control over the property and what happens with it once it is zoned service commercial.

Commissioner Secrest questioned the types of vehicles that would be entering the subdivision. He would like to see a bigger setback from the road for the placement of buildings. He will not advocate zoning a property commercial when it is so far out of the City. He suggested a conditional zone change instead.

The meeting was adjourned.

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P&Z Administrator Cari Golden

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P&Z Chairman Mike O'Neill