

Planning and Zoning Minutes
August 19, 2008

Present: Mike O'Neill, Karen Hodge, Pete Linville

Sign Permits Chairman O'Neill signed a permit for Art Hazen Real Estate at 134 North Main Street. No lighting will be used. A permit for the Local Jo at 11 West Center Street was also signed. This sign will also be unlit.

Business Licenses Chairman O'Neill signed a business license for Scratch at 185 West Center Street. The business has fire chief approval. A business license for Sweet Pea Nail Salon at 26 Aspen Street was also signed. This business also has fire chief approval. A business license for the Local Jo being relocated to 11 West Center Street was also signed.

Local Jo/Site Plan Review: Cari Golden explained that the water and sewer lines for the Old Cheese Factory Subdivision are being renovated. This should be completed within one or two months and the building is being relocated to 11 West Center Street until the renovation is finished.

Danielle Koning explained that she is planning to put down some new clean gravel and possibly railroad ties to clear a pathway to the building. The weeds will be cleared out and she has already started to clear the lot of parked and abandoned vehicles. The hut has a tank for wastewater and a tank for culinary water. Depending on how long they will need to stay, they are considering hooking into the water and sewer on the new property.

Commissioner Linville was concerned that in the winter the sidewalk bordering the property is not maintained. He would like to make a condition that the sidewalk be cleared if the business is still located at 11 West Center Street during snowfall.

Danielle Koning agreed to follow this condition.

Chairman O'Neill feels that it is a successful business. He is not worried about cars stacking up and causing problems.

It was moved and seconded to approve SPR2008-10 for a temporary site change of 11 West Center Street for the Local Jo coffee outlet with the provision that this be approved for 180 days and, if staying longer through the winter, that snow removal be taken care of so the public can access the sidewalk.

Area of Impact Discussion Bill Knight explained the 2.5 square mile urban growth boundary. He added that the area of impact has been approved by the City Council already but the agreement is still being worked on. The map has been established. The Teton County Planning and Zoning Commission will be coming to the meeting on September 16, 2008 to discuss the issue with the Victor City Planning and Zoning Commission. Knight further explained that this

proposition will reduce the desire to develop high density areas so far outside of the city. The urban growth boundary will be treated as a Residential 1 zone. Inside of the impact area, but outside of the urban growth boundary, developers have the option of one unit per five acres or greater or one unit per 1.5 acres which can be further subdivided in the future as per the CC&R's of the subdivision. One unit per 1.5 acre subdivisions will be required to provide a municipal water and sewer service. These requirements will create a hard edge, keeping high density close to the city. It will discourage development outside of town and the desire to annex parcels into the city.

Chairman O'Neill was in support. He wondered if the five provided zones could be simplified into fewer.

Cari Golden suggested that Highway 33 between Victor and the Wyoming border be protected in some sort of scenic way.

Victor Development Ordinance Cari Golden explained some of the proposed changes to be made to chapters two and three of the Victor Development Ordinance. She also explained some of the changes being proposed for the subdivision plat procedures. The commission decided that seeing vested rights at the end of the preliminary plat process would be an acceptable idea.

The meeting was adjourned.

P&Z Administrator Cari Golden

P&Z Chairman Mike O'Neill