

Planning and Zoning Meeting
May 18th, 2010
Victor City Hall

Present: Mike O'Neill, Lynn Bagley, Pete Linville, Jeremy Besbris, and Zachary Smith
Staff: Bill Knight
Cari Golden

Business Licenses:

Property Service (Landscape Service) 7971 Brown Trout Bend/Gerald Maore –
Approved

Spoons Restaurant located in the Peat Building on Depot Street – Approved

Roots Hair Salon 170 North Main / Hair Salon Payton McGavin – Approved

Signs:

Spoons- Approved

Roots – Approved

Public Hearing /Transportation Plan: Mike O'Neill explained how the hearing procedure would progress in the meeting. Bill Knight presented the staff report for the project. He explained the components of the project and how it meets the requirements of the comprehensive plan. Lynn Bagley had concerns over Cedron Road and how in the document it places it as a collector and how the profiles were depicted in the plan. Bill also explained the conflict that the transportation plan was in light of the Teton County Fire Code. The Teton County fire code requires 26 feet of road on any road that has buildings that are over 30 feet in height. The transportation plan suggests 20 foot roads widths. Mr. Knight explained that the fire dept. was amenable to changes of the county requirements, but they would have to approve the allowance before the city could adopt a plan that requires it. The Fire District was also concerned about the turning radii for the intersections.

Fire Chief, Mike Hoyle, discussed with the commission that he had met with Mr. Knight and Dave Bergart and had a constructive discussion. He reiterated the need for the wider roads and the larger turning radii. He explained that they needed to be concerned with the equipment that they had now and the ability to take down a fire in a street that has snow, emergency vehicles, and parked cars.

Jeremy Asked how do the bigger cities fight fires in residential areas. What makes us different from the other cities?

Wayne Egbert introduced himself as a Scout leader and asked if the commission would explain to the scouts where the plans for narrower streets and more density came from.

Chairman O'Neill explained the Traditional Neighborhoods and the city's desire to plan for more compact building in the downtown areas.

To wrap up the hearing, chairman O'Neill explained that the desire of the staff was to table the plan until the fire district has time to review their ordinances and see if they would consider the narrower road.

It was moved and seconded to table the Transportation Plan until the county could review their resolutions and the motion was passed.

Title 10 / Public Hearing P&Z Administrator Cari Golden went over reasons for changing the format of Title 10. The last revision of Title 10 was done in 2002. At that time the document was not written in a way that matched the format of the rest of the City Code book. It was getting more and more difficult to find codes and reference them. There were some duplications and conflicting ordinances. There have been so many additions to title 10 that have not been included in the document that it seemed a good time to convert it to the new format and include the more recent ordinances.

In 2008 we had a meeting with legal council, Stephanie Bonney, explained the needed improvements for title 10. Those changes are in the document.

A new procedure for the subdivision application that was presented to planning and zoning commission through Rob Heuseveldt and Cari Golden in previous meetings is in the subdivision chapter.

Introduced is a procedure for new commercial through the minor and major review requirements.

In an effort to maximize property use in the city the allowance of accessory units were better defined with a better distinction between guesthouses and rental units. Bill Knight headed this discussion with the commission in previous meetings.

As our zones began defining uses in 2006, the old special use procedure as confusing for commercial applications and requirements. We have a procedure that better defines the process, allows for administration to sign off on permitted uses that comply with the ordinance, to proceed without hearings.

The placements of code to title 10 are;

1. The Traditional Neighborhood Overlay
2. Small Business Building Architecture Standards
3. Outdoor Lighting
4. Expanding the outline of Zones to individual chapters
5. Eliminating a duplicated Flood Plane Chapter.
6. Eliminating appendices and incorporating them into the body of the document.

Mike O'Neill (P&Z Chairman), and the city attorney, have reviewed this document and recommend approval.

You will see the sign ordinance as approved by council inserted in Chapter 17.

The meeting was opened to the public for comment and there was none. Staff had found a few changes that needed to be implemented and the commission discussed the changes.

A motion was made to recommend approval to repeal Title 10, and adopt the new format with the changes to Title 10 content. Included with was a motion to incorporate the newly approved sign ordinance as approved by City Council on May 12th.

Meeting was adjourned.

P&Z Administrator- Cari Golden

P&Z Chairman- Mike O'Neill