

VICTOR PLANNING & ZONING COMMISSION
Minutes of the Meeting
October 6, 2009

Present: Board members Mike O'Neil, Pete Linville, Troy Barry, Zachary Smith, Lynn Bagley
Staff member Bill Knight

7:05 pm The meeting was called to order.

Business Licenses:

Applicant: My Other Dress, Home business license in Brookside Hollow, 1421 Brook Trout.

Applicant, Local Joe, existing coffee shop. Applying for a permanent location due to loss of Timberline water supply. From August _____, meeting minutes, Pete Linville requests that sidewalk be cleared of snow. Local Joe currently leasing property from Bank of Jackson Hole. Local Joe now wants to configure its building as a permanent, self-contained building. Troy asked that the applicant provide an access point farther than 25 feet from the intersection. Mike stated that the curb cut exists and defines the access point. The application was approved with the condition that the applicant insures that the adjacent sidewalk is cleared of snow during winter months.

Public Hearing, Parking Ordinance:

Mike indicated that the hearing is a continuation of previous requests for a comparison of existing and proposed ordinances.

Lynn Bagley stated that this will allow a developer relief from the situation whereby a developer had to provide more parking area than lot area.

Troy Barry observed that the clear vision triangle should be defined within the ordinance. Mike noted that it is defined under Chapter 12 with associated dimensions. Mike and Troy recommended that the ordinance make reference to the definition's citation. Mike and Lynn observed that there are many site triangle problems within the city.

4.6 passenger loading area was questioned by Troy as an adequate day care feature given the minimum 40 feet requirement.

Cond. Troy and Mike recommended a 50' active curb length for drop-off and pick-up with a three vehicle cuing aisle.

Cond. It was recommended that the arterial roadway requirement be broadened to all public roadways where the facility's pick-up and drop-off area fronts the roadway.

No further discussion was offered. Troy Barry made a motion to approve. Zachary Smith seconded the motion; the motion passed unanimously.

Sketch Plan Review, Big Fish Property Services

Herb Heimerl made the presentation for his client. Herb stated that this concept plan is the product of several years of discussion. The project is dependent on the new parking ordinances being passed with the project designed for the new parking ordinance.

A conditional re-zone is part of the application, from R-1 to CBZ. A special use permit will also be applied for given the property's location within the Trail Creek Overlay.

There are seventeen lots being planned with fifteen located on the site proper. Herb stated that the parking calculations are based on 2.5 story buildings. The project would be limited to not more than 100 percent of its parking demand as fee in-lieu parking.

The development would be a subdivision with fee simple ownership. The Elm Street extension would be given as a 50 feet right-of-way (no private easements).

Mike questioned the placement of the bike path terminating at a private lot.

Eric Spitzer commented that this is an appropriate infill project.

Troy questioned the floodway mitigation requirements. Fletcher White commented that Jenn Zung, who is a certified floodway engineer, will probably have to execute a letter of map revision (LOMAR). Bill Knight commented that the mitigation measures, such as providing water conveyance through building crawl spaces, would be applied as needed.

Troy mentioned that infiltrators be featured to accommodate storm water runoff. Troy asked if the project would be phased. Herb stated that it would likely be constructed in one phase.

The subject of allowable county roadway widths came up with the caution made that it is currently 24' of clear travel way.

Troy brought up the sewer alignment extending north across Elm St. as a possible alleyway/minor local roadway.

Lynn Bagley asked what the source of irrigation water would be with the comment that a connection to Trail Creek irrigation would be required/desirable.

Troy questioned the general building use scheme. Herb stated that lots 1 & 2 could be condos.; smaller lots could be commercial on the first floor and residential on the second floor. Lots 3 thru 6 would be primary retail.

Mike questioned the placement of the pedestrian corridor across from the laundromat. Fletcher thought that the pedestrian walkway would be a good design element to break up the building wall along Main St.

Mike encourages the applicant to include the suggestions made by P&Z. Verification of cut and fill and floodplain calculations should be carefully considered. Irrigation plan included with an 8 inch line. Retain the existing tree resources. Examine the potential for an alley/roadway alignment behind Wildlife.

The P&Z indicated general support.

Lot Split Application, Public Hearing

Bill Knight presented the staff report with a recommendation of denial on the basis of a lack of connectivity and the adjacent location of the lots to a dead-end alley.

Mike read a G-mail received last Thursday. Mike indicated that the lot split should be a standalone application. Mike stated that the new information regarding the right of way provision along Elm St. changed the complexion of the application in that due process would be circumvented.

Herb answered the due process question noting that anyone with a question as to the staff report could have brought up questions in the hearing. Herb stated that the Elm St. easement has been granted with the provision for an escrow holding subject to the granting of the lot split. Bill Knight stated that the city requires a public dedication of the right-of-way as per regulation and convention.

Mike stated that we can accept the 30' width as a private driveway with the provision for future assumption to that of a public right-of-way at the discretion of the city council. The lot split application is acceptable with the private driveway given the easement's non-compliance with city standards.

Mike suggested that this lot split qualifies with a private drive as presented by AW Engineering. A motion was made by Zachary to pass this lot split application LS2009-1 with the stipulation that the private drive remain private. The motion was seconded by Lynn Bagley. Zachary re-entered a motion to accept the lot split subject to a filing of the private driveway as depicted by AW Engineering. Troy offered an amendment to include within the 30 foot easement a realignment of the landscape berm to that of the western property boundary. The motion as amended was seconded by Lynn Bagley and the vote was unanimous.

Sign Ordinance

Joanie McCracken asked the commission about the definition of a monument sign. Troy explained that one type of sign, 200sf, is applicable to commercial centers. All commissioners stated that the ordinance is a work in process and that about 80 sf is more appropriate for the more typical business given a location on a high speed roadway.

Zachary Smith made a motion to adjourn with Troy Barry seconding. The motion was voted unanimously.

bk

Mike O'Neil
Chairman, Planning & Zoning Director

Bill Knight
Planning Director

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