

**Planning & Zoning Commission Meeting
December 7, 2010
Victor City Hall**

Present: Mike O'Neil, Jeremy Besbris, Zach Smith, Pete Linville; absent Lynn Bagley

The Meeting Minutes for November 2, 2010 were reviewed. Zack Smith and Mike O'Neil requested that the Dewey House description be changed to its formal address. Zach Smith made a motion to adopt the minutes as amended; Jeremy seconded, the motion passed unanimously.

Urban Renewal Agency Briefing:

Bill presented the Urban Renewal (UR) map and agency qualifying criteria. He explained that it was an internal document necessary for qualifying with state statute requirements for an urban renewal agency. He further explained that the descriptions of the state of the properties was indicated to conform to statutory intent and was reviewed by experienced outside urban renewal specialist consultants. Bill stated that in principle a structure of 40 years or so old was generally considered a deteriorating property unless recently upgraded to existing codes.

Jeremy was concerned that the labeling of properties on the UR map might cause some citizen backlash. Bill agreed that this could be a concern but did not know how to present it otherwise. Bill commented that the effects of the agency would ultimately benefit all property owners within the district.

Comprehensive Plan Update Discussion:

Bill stated the statutory recommendation for a comprehensive plan update is for every five years or so. Jeremy offered the opportunity for Smart Growth principles as an update to the plan. Bill mentioned that Driggs has the principles included in their comp. plan and that the county is considering their inclusion. Bill stated that Smart Growth principles have an unfortunate connotation but that they are pretty well accepted in their various forms and are pretty tame stuff. Pete Linville questioned whether the plan could be updated with Smart Growth principles without a complete rewrite. Mike O'Neil felt that the broad principles could be inserted without major disruption and that much of the existing general language could be interpreted as consistent with Smart Growth.

Jeremy mentioned that sustainability should be a cornerstone of the plan. Mike O'Neil observed that a number of topics need to be addressed with updated goals in recognition of changed realities. Pete commented on the substantial amount of work that went into the plan and that it hasn't been used more than a handful of times. Mike O'Neil commented on the need to sharpen the language in order to implement its principles. Pete further stated that it offers little guidance. Jeremy questioned whether the comp. plan allowed for the TND that was adopted. Mike O'Neil and Pete mentioned that there wasn't language in the plan that prohibited the TND and that infill language covered the TND.

Mike O'Neil read the adopted comp. plan transportation section and noted that it guided development toward multi-modal transportation.

Pete Linville offered that the board's time should be spent on revising the codes and ordinances. Mike O'Neil mentioned that Victor is in the vanguard of smart growth and that the County and Driggs need to catch up. Pete cautioned about using Smart Growth terminology too universally

and that there is demand and need for other forms of development. Bill agreed that there was a place for other development forms but noted that many municipalities have not been well served by suburban and exurban sprawl given the costs of maintaining these patterns to communities and the dependence they engender on auto dependency. Bill also stated that a current sociological discussion is being waged on the implications of the dissolution of neighborhoods and its effect on social alienation and loss of community identity and function.

Pete offered that he is opposed to using the terms sustainability and Smart Growth in the comprehensive plan and anything resembling VARD doctrine. Jeremy felt that some terminology can be alienating and offered that LEED's principles can be substantially achieved without strict conformance to its jargon.

Mike O'Neil feels that we have a pretty good document as is written. Bill suggested that the Envision Victor process has generated a range of values and is in the process of generating their drivers and that this could be the basis for the input into the comp. plan update. Bill said that he would watch for the development of these drivers and sub-categories to the EV values and offer an approach for next meeting.

A motion was made to adjourn by Zach Smith and seconded by Pete Linville. The meeting adjourned.

bk

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