

May 28, 2008

Victor City Hall

**CITY COUNCIL
MEETING MINUTES**

Mayor Don Thompson called the meeting to order. All Councilmen were present with the exception of Council President David Kearsley who was unable to attend.

The amended minutes of the May 14th council meeting were motioned and seconded for approval. The ayes were unanimous.

Bob Hardy

City Auditor Bob Hardy went through the preliminary audit report and explained movement of funds and why they occurred. There are currently \$3 million dollars in state funds.

Mr. Hardy will give the final audit report at the June 11th council meeting. As this is a working draft, Mr. Hardy asked that the current document be kept confidential.

Planning and Zoning

As there was a bit of time before the public hearing, Council asked for P&Z items. Administrator Cari Golden mentioned the preliminary plat checklist sheet that was put in Council's last packet and said that all applications could have similar language. She asked for any questions or suggestions for improvement. Council asked about the progress of the letter that needed to be drafted for their signature. This has not yet been completed but will be.

She brought up the question about only a partial annexation of a subdivision. An attorney from the AIC stated that it was not illegal to do this but to make sure of what you are looking at in terms of zoning and to realize that there may be a non-conforming use that will be in place.

It was also confirmed that the Impact Area cannot be zoned by the city. The city can make suggestions but the county has the final authority to adopt the city's ordinances and zones. Victor's P&Z and the County's P&Z still need to meet to work for discussion on this topic.

An update on the new software for building permits and planning was given. We are now in the test mode and Ms. Golden and Deputy Clerk Susan Czapinski are working with the product. It was agreed that Sunrise Engineering will do the parcel mapping for us.

It will cost the city \$1,000 a year to get updates from the County for the GIS system. There was discussion whether or not to commit to this. The discussion then led to the motion and second to pay the \$1,000 yearly fee for the County GIS parcel data information access fee. The ayes were unanimous.

Public Hearing – Traditional Neighborhood Design District Overlay

Mayor Thompson went through the proper procedures to commence the beginning of this public hearing. Proper notice was given and no conflict of interest exists with any Council member.

City Planner Bill Knight gave an overview of what this proposed district could provide with respect to rising property costs that the city has no control over. This is an option to provide housing for a reasonable cost for residents to be able to afford to live here. It would promote growth from the center of Victor to the neighboring subdivisions.

P&Z Administrator Golden listed numerous letters of support from city residents in favor of this district.

The Mayor then opened the hearing up for public comment. The comments given were in support with one comment regarding how this is a welcomed option for someone interested in developing property in the city center.

There was no one present who spoke against the TND and the public comment portion of the hearing was then closed.

The subject was then turned over to the Council for deliberation. Council wants to remind all that this option is voluntary and offered as a way to help with infill downtown. They also believe it is the right direction for Victor.

Councilman Scott Fitzgerald did have some concerns based on a letter the Council received. The first was regarding who would be calculating the affordable housing fee. Since nothing has been finalized with the Teton County Housing Authority (in its own infancy and thus not having fees in place) Council amended language to reflect “fee schedule adopted by the City Council.”

The design review committee section needed a number of how many individuals would be involved. It was recommended that this paragraph be amended to include the number “three.” The last sentence in Paragraph 3.3 needs to be taken out of the document.

In the open space paragraph it was suggested the language be amended to take out the word “voluntary” in reference to the park or fee in lieu of wording.

The 10 percent vertical bonding paragraph is to be amended by taking it out of the document entirely.

Paragraph 9 will be amended by taking out the reference to only stick-built buildings being allowed. Modular construction is required by state law to be allowed

It was motioned and seconded to amend the requirement of reading of any of the proposed ordinances on three separate days. The motion was passed unanimously.

It was motioned and seconded to adopt Ordinance #08-0528, the Traditional Neighborhood Development Overlay District with the recommended five amendments mentioned above. The ayes were unanimous.

Visitors

Val and Shon Kunz, developers for Mountain Shadows subdivision, wanted to visit with Council regarding prepayment of all sewer hookup fees for the next division of their subdivision. This led to a lengthy discussion regarding the situation with the Driggs sewer plant. Rob Heuseveldt of Sunrise Engineering had substantial input to share with the Council regarding this subject. Sunrise has realized that Driggs counts ERU's in a different way that we do.

As a result of all the discussion, Mayor Thompson has asked that he and Administrator Craig Sherman visit with Ted Hendricks and Willie Teuscher who did the original negotiations for clarification and guidance on this matter.

There was then discussion held on the subject of the pathway and whether or not to place it on the east or west side of Baseline Road. It was agreed that it would be more expensive to build on the east side of the canal rather than the west. The pathway could eliminate berming. The developers were asked to bring estimates from their contractor for the building of the pathway and Mr. Heuseveldt is willing to make a field visit to check out which potential pathway site would work out. TVTAP is still recommending the west side of the road.

The developer's agreement will be worked on with these two subject covered. The developers will be on the agenda for the June 11th meeting.

Maintenance

Public Works Director Scott Golden passed out information on snow removal and the associated costs for Council's review. Discussion on price ranges and features of snow blowers and skid steers was held.

Mr. Golden then brought up the Kaibab investment property in Teton Towne Center for discussion with sizes of service lines running through the lots. After considerable discussion it was decided to not put the service lines on the lots just run the lines and stub them at the end of the gravel roadway. There will be two inch waters lines and six inch sewer lines that will be stubbed. Rob Heuseveldt

of Sunrise Engineering will draft a letter to Kaibab to let them know the Council's decision.

Mr. Heuseveldt then brought up the EPA Discharge Permit and asked who will be listed as the operator. We need to get a licensed operator (someone who has this license for at least a year) as at the present time no one on our Public Works staff is licensed for this operation.

Mr. Heuseveldt mentioned the 2008 Sewer Participation Proposal that involves Blackhawk Estates and Sunset Village. Sunset Village has asked for than the 10 year recapture limit. Sunrise is requesting \$16,000 for an aerial survey of the sewer trunk line which would include digitalizing for the design.

Administrative

City Administrator Craig Sherman reported to the Council on the North Alley discussion he had with Clea Morgan. Clea is willing to work with the city on this but is asking for a fence (to be determined by Public Works staff) to be put up as a line of demarcation and to credit her LID payment for the entire frontage towards the granting of her southern portion of her lot to the city for the creation of a public alleyway. Council was agreeable.

Mr. Sherman's next topic was the Teton County Housing Authority Commission's request for some funding to go towards the setup of the commission. Mr. Sherman explained that Driggs has contributed \$5,000 and the county has given \$15,000. It is possible for Victor to take \$5,000 out of our reserve fund to contribute towards this. There was a motion and second to contribute \$5,000 towards the Teton County Housing Authority Commission. The ayes were unanimous.

Discussion was next held on the subject of the Fourth of July fireworks and the problem the Teton Valley Foundation is having getting the necessary funds. They have decided to back out of sponsorship and Council held a brief discussion of how the city could help out. Mr. Sherman will be attending a meeting for the chamber on Thursday evening and will report back on the findings.

Brief discussion was held on the subject of employing a grant writer. Bill Knight was asked to put together a scope of work so that an RFP could be put together and interviews scheduled for a future time.

Council approved use of Pioneer Park on September 20 for a cyclocross race. UCJH (United Cyclists of Jackson Hole) will be insuring the race. The race will require that the pathway along Old Jackson Highway from Baseline to Elm Street be temporarily shut down.

Bills

A motion was made, seconded and the ayes were unanimous to pay the bills.
The meeting was then adjourned.

Craig Sherman, City Clerk

Don L. Thompson, Mayor