

February 25, 2009

Victor City Hall

**CITY COUNCIL
MEETING MINUTES**

Mayor Scott Fitzgerald called the meeting to order. Councilmen present were David Kearsley, Richard Naef and David Bergart.

The amended minutes of the February 11th council meeting were motioned and seconded for approval. The ayes were unanimous.

Public Hearing- Center Street Apts. Condo Conversion- Final Plat

Mayor Scott Fitzgerald went through the proper procedures to commence the beginning of this public hearing after designation of the proper location. There was no conflict of interest. Planning and Zoning Administrator Cari Golden went through the staff report with Council. Applicant Cheryl Brady is the current owner of 167 West Center Street. Mrs. Brady is asking to change the use of the property to condos from apartments. Council is concerned with the 30-foot easement to the apartments; 30 feet is not wide enough to become a city street or, according to the ordinances, can't become a dead end alleyway. Public Works Director Scott Golden informed the Council for the need of an upgraded water line to the property, the current line is $\frac{3}{4}$ inch and would need to be a 1-inch to properly supply the seven units. Currently the utilities are billed on one account with multiple users. Mr. Golden suggested that a Homeowners Association be set up to pay the utilities. Mr. Golden has received complaints of low pressure to the apartments in the past. Brady Johnston, representing the owner, wants to bring affordable housing to Victor and the owner feels this is a good investment for Victor. Darrell Johnson, the Engineer with Jorgenson Engineering for the project, informed the Council they will install a ditch to the north of the property to meet the drainage requirements. The project will meet the requirements of the Fire Marshal once the developer adds two feet of gravel on each side of the access road where they paved 20 feet and should have paved 24 feet.

The hearing was then opened for public comment. No comment was given and the public comment portion of the hearing was closed.

Brief deliberation followed. Council agreed the project doesn't meet the ordinances in regards to the access. Council discussed the applicant could get an easement to access another street to form an alley or widen the access to meet the 60 foot requirement of a city street.

Motion was made and seconded to table the project until the owners figure out how to meet city ordinances regarding the access. The project needs to be back before the Council within 90 days in order to keep the application open. The ayes were unanimous.

Johnny Ziem- Council Position

Johnny Ziem applied for the open position on the Council. Mr. Ziem introduced himself to the Council. Council thanked him for his application.

Council had brief discussion on the applications received for the opening of the Council position.

Executive Session 67-2345(f)

A roll vote was taken to move into executive session with attorney Herb Heimrel as per Idaho State Code 67-2345(f) unanimous in favor. A roll call vote was taken to exit executive session, unanimous in favor.

Executive Session 67-2345(f)

A roll vote was taken to move into executive session with attorney Paul Pfitzer as per Idaho State Code 67-2345(f) unanimous in favor. A roll call vote was taken to exit executive session, unanimous in favor.

Parking Regulations- Review

City Planner Bill Knight asked Council for direction with the parking ordinance draft. Council asked Mr. Knight why he's proposing two spaces instead of three per 1000 square feet of building in the CBD. Mr. Knight will get the documentation to the Council that suggests the change. Council discussed an option of street side parking and the option for large parking lots in the middle of the blocks. Council requested to receive some feed back from the Transportation Planner as part of considering changes for the parking ordinance. Council then discussed a fee in lieu of parking option for developers who could not make the requirements. Council asked Rob Heuseveldt from Sunrise Engineering to calculate a cost per parking space. Council also had concerns about the 4,000 square foot or less exemption of fee in lieu requirements and the correct and legal way to come up with the fee in lieu amount for each parking space. Mr. Knight will address the following 4 issues and revisit with the Council.

- Evidence supporting a 2 per 1000 instead of 3 per 1000 sq ft parking space requirement.
- Councilman Kearsley's concerns that parking be provided for customers within a 300 sq ft radius of a business.
- A defensible method of calculating the cost of a fee in lieu amount per space.
- Concern with 4,000 sq ft or less exemption of fee in lieu requirement.

Stimulus Grant- Park and Ride Pad- Pioneer Park

Mayor Scott Fitzgerald informed the Council of a grant that was applied by the staff regarding federal funds for projects through a stimulus grant. City Planner Bill Knight and Rob Heuseveldt put the application together and turned it in. The City was granted \$283,927 for the project. The plan has to be out to bid in 180 days and has to follow the requirements from the grant. Those requirement steps are: concept plan, construction plan, and a permit from the Council. Mr. Knight will keep the steps in process and keep the Council informed.

Subdivision Process Presentation- Rob Heuseveldt

City Engineer Rob Heuseveldt gave a presentation on the process for a subdivision application with step-by-step instructions. Council had some minor changes. Council all agreed the process was much clearer than the one in place currently. Next step is to finalize the process and go through the proper processor to pass the ordinance. Mr. Heuseveldt will make the revisions and bring it back before Council for final approval.

Bills

Motion was made, seconded and the ayes were unanimous to pay the bills.

Maintenance

Public Works Director Scott Golden informed the Council of the reasoning for the increased sewer bill from Driggs. The cost of chemicals for the sewage plant in Driggs has increased.

Mr. Golden asked Council permission to purchase an air compressor to replace the one that has expired its lifespan. Council granted permission to purchase.

Mr. Golden asked Council for direction as to when he should approach the Council for spending requests. The Council stated that as long as the City Administrator approves of the purchase and the amount is under \$2500.00 Council approval was not necessary.

Mr. Golden asked Council for direction on the lights in the Pioneer Park for the evening activities. Council agreed to find a person to be a key holder to be in charge of turning the lights on and off. If this doesn't work Mr. Golden will readdress the Council with other options.

P&Z- Codifying Update

Planning and Zoning Administrator Cari Golden informed the Council she never received a digital copy of the work performed by Kurt Hibbert. Council asked Mrs. Golden to request the digital copies from Mr. Hibbert.

P&Z – Software- Update

Planning and Zoning Administrator Cari Golden informed Council the cities that are shown to be using the program called Envision are just beginning with the program and are not on line with them. However, those Cities have been using other products from this company and have been very pleased with their performance.

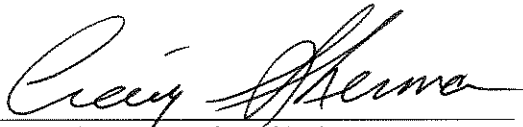
Envision Victor- Update

Update from Scott Fitzgerald to the Council was given. Dahvi Wilson is the project coordinator. Ms. Wilson needs to purchase supplies and Council needs to have a process to reimburse her. Council asked Craig Sherman City Administrator to get with Ms. Wilson to create a process that works for both parties.

Administrative

City Administrator Craig Sherman asked the Council for suggestions on a retreat for the Council and Mayor to meet regarding the upcoming budget. Council all agreed the weekend of May 1st, 2009 would be open to schedule the meeting. Mr. Sherman will get back to Council with the details.

Motion made and seconded to adjourn the meeting. The ayes were unanimous.



Craig Sherman, City Clerk



Scott Fitzgerald, Mayor