

PLANNING & ZONING COMMISSION PROCEEDINGS

September 17, 2019

VICTOR, IDAHO

The Victor City Planning and Zoning Commission met in regular session in the Chambers of City Hall located at 32 Elm Street at 7:00 P.M. Upon roll call the following were found to be present:

PLANNING & ZONING COMMISSION: Christian Cisco, Jen Fisher, Kristi Aslin, Matt Thackray, and Brady Barkdull

STAFF: Olivia Goodale and Ryan Krueger

Approval of Minutes from August 20, 2019 Regular Meeting. A motion was made by Kristi Aslin and seconded by Brady Barkdull to approve the August 20, 2019 regular meeting minutes correcting three typos. Chair Cisco called for the vote. The vote showed all in favor. The motion carried.

Public Hearing: AC2019-02 Stinker Station Buffer Requirements. The applicant is seeking alternative compliance to the buffer requirements as allowed in the Land Use Development Code Div. 11.2.2.G for the northeastern boundary, the portion adjacent to the RM-2 zone property, of the project site; **And Public Hearing: SPR2019-09 Stinker Station Site Plan Review.** The applicant has submitted a site plan review application for their Parking Lot Improvement project on parcel RPB3N45E118450. A motion was made by Kristi Aslin and seconded by Jen Fisher to, having found that further information is requested to move to the October 15, 2019 Planning and Zoning Commission meeting at the applicant's request. Chair Cisco called for the vote. The vote showed all in favor. The motion carried.

Public Hearing: SD2019-03 Mountainside Village Preliminary Plat Phase 3A Application. Mountainside, Inc. has requested a Preliminary Plat approval for Phase 3A. Phase 3A has 30 residential lots and one common lot. The proposed zoning of the property is RS-3, and RS-5. The intent with phases 3A is to follow the originally adopted masterplan. Phase 3A obtained Concept Plan approval on July 17, 2018. **The request includes parcels: RPB3N45E130603.** Ryan Krueger confirmed that proper notice has been given and that all supporting materials are present and complete. No board members wished to declare a conflict of interest. Ryan Krueger made staff comment regarding the history of this item, the purpose of this item, by-right configuration of the project, there being 24 lots proposed, staff analysis and recommendation, the need to amend the master plan to address a reduction in development impacts on the eastern hillside and associated recommended condition of approval, potential concern of future zoning and development of the hillside, and the current zoning of the hillside.

Larry Thal, the applicant, made public comment regarding the number of lots being reduced by six from 30 to 24, lot configuration, the history of this phase and associated challenges to meet timeline requirements, his desire to gain six lots elsewhere in the development, lane requirements, there being no difference between the roads and lanes, there being no private streets in the phase, maintenance of roads, curb-cuts, fencing design, there being no street lights in this phase, wire utilities located in the rear lanes, lot standards being consistent with other phases, the proposed condition relating to amending the master plan, past discussion with staff regarding hillside zoning, cottage court limitations in the RS7 zone, and the intent being not to max out the RS7 density on the hillside with 23 lots on the hillside.

Discussion followed regarding the condition of approval regarding the master plan, and the current master plan.

Chair Cisco opened public hearing. There was no public comment. Chair Cisco closed the public hearing.

Discussion followed regarding the original master plan, and the history of the development. A motion was made by Matt Thackray and seconded by Brady Barkdull to, having concluded that the Criteria for Approval of a Full Plat – Preliminary Plat found in Title 10, Article 14.5.10.C.8 have been met, recommend approval of the Full Plat – Preliminary Plat for Mountainside Village Phase 3A as described in the application materials submitted on July 16, 2019 and amended August 22, 2019, and subject to the Conditions of Approval in the staff report and a ninth condition of approval for the hearing date of September 17, 2019:

1. The applicant shall be solely responsible with compliance to these conditions of approval, all applicable development requirements, and all previous land use decisions and the associated conditions rendered for this project site location, including Planning File No. SD2018-04 except as amended herein.
2. The Preliminary Plat shall expire three (3) years after the date of approval, unless the applicant has filed a complete application for a Final Plat.
3. The applicant shall include in the submission for Final Plat a note on the plat that reads as follows: The lands of this subdivision shall be developed in accordance with the conditions of approval contained in the City of Victor land use approvals SD2018-04 and SD2019-03.
4. The applicant shall meet all requirements expected after approval of the Preliminary Plat as established in LDC Div. 14.5.10.C.13 prior to commencing construction or submitting for Final Plat.
5. The final draft of the Development Agreement for Phase 3A shall be authorized by City Council prior to recordation. The Development Agreement for Phase 3A shall be recorded prior to construction or excavation commencing on any portion of this Phase. The Development Agreement shall be required to ensure the timeline, obligations, and approvals are clear. The Development Agreement shall also include precise details on the expectations for the necessary water system upgrades necessary and timelines for the installation of the public infrastructure and streets.
6. All of the comments from the City Engineer's review of the construction drawings shall be addressed and signed off by the City Engineer prior to final approval. This condition of approval shall be addressed prior to commencing construction or excavation. The comments are included in attachments to this Staff Report packet and include the email and memo from the City Engineer dated August 12, 2019.
7. All deficiencies identified in the Zoning and Planning Memo dated September 11, 2019, and attached to this Staff Report, shall be addressed and resolved prior to or concurrent with the submittal for Final Plat.
8. The City Council shall determine at a public hearing if the proposed private streets are acceptable, as private streets are allowed at the sole discretion of City Council (LDC Div. 12.4.4.B). Should City Council decline to allow private streets as described in the Preliminary Plat application SD2019-02, the applicant shall be required to redesign the private streets to the City's approved alley cross-section and resubmit for Preliminary Plat approval.
9. A revised Master Plan shall be submitted. The revision to the Master Plan shall also include a note on the Master Plan that all future development shown is subject to future review and approvals based on the Land Development Code regulations and zoning at the time of application. These revisions to the Master Plan shall be submitted concurrently with the Final Plat application for Phase 3A of the Mountainside Village subdivision and all additional phases and their plat applications.

Chair Cisco called for the vote. The vote showed all in favor. The motion carried.

Brady Barkdull left the meeting at 7:55 P.M.

Scheduling. Ryan Krueger and Olivia Goodale made staff comment regarding the contract for Planning Services, the hiring process for the Planning Director and Planner, the Comprehensive Plan update process, and agenda items for the October meeting. The next meeting will be on October 15, 2019.

Adjourn. Chair Cisco adjourned the meeting at 8:03 P.M.

Olivia Goodale

Olivia Goodale (Oct 5, 2020 15:53 MDT)

Ryan Krueger
Planning and Zoning Administrator

Christian Cisco

Christian Cisco (Oct 20, 2020 19:09 MDT)

Christian Cisco,
Planning & Zoning Chairman

Minutes: OG, 9/17/19









Planning and Zoning 9-17-19 DRAFT

Final Audit Report

2020-10-21

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