

PLANNING & ZONING COMMISSION PROCEEDINGS

January 15, 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, Kristi Aslin, Jen Fisher, Matt Thackray, and Brady Barkdull

STAFF: Tyler Steinway, Ashley Koehler, and Ryan Krueger

Approval of Minutes from November 20, 2018 regular meeting.

A motion was made by Kristi Aslin and seconded by Matt Thackray to approve the November 20, 2018 regular meeting minutes as presented. Chair Cisco called for the vote. The vote showed all in favor. The motion carried.

Work Session: Consideration of amendments to Victor Municipal Code, Title 10: Zoning. Corrections and edits are proposed throughout the entire Title, that include correction of errors and omissions; and changes to standards, and processes.

Ashley Koehler made staff comment regarding the item at hand, that based on review there maybe more than one code update this year, the breakdown of how the changes were tracked, and some specific content changes in relation to Article 8, Article 10, the use table, and Article 14.

Discussion followed regarding the want make all the codes in the valley consistent, the reasons for the codes to be in sync across the valley, the concern about adding language from state statues regarding rezones and conditional rezones and how it may give too much power to decision making bodies, clarification about the need for both the shopfront house and the mixed use shop front in the NX zoning district, and some additional typos.

Luke Rudolph, with Nelson Engineering, made public comment regarding the proposed changes to the townhouse section and how it is going in the right direction. Also, being a surveyor, there is concern with the subdivision process and specifically why there is a bond in place if you can't record the final plat until all the infrastructure is in place.

Sue Karichner, with Nelson Engineering, made public comment regarding the townhouse building type and how there should still be set back for each building to the property lines. Sue also suggested one addition to see timelines on how much time the City has to review applications. There is also concern about the cottage court section that lot coverage isn't applicable when maybe it should be.

Discussion followed regarded the helpfulness to set timelines for review. It could be a loose time or hard time line but something to give the developer more direction. There was also discussion regarding the need to hold a bond and the final plat and if they both are accomplishing the same goal.

Ashley made a staff comment asking if the commission felt comfortable getting this noticed for a public hearing.

The Commissioners all agreed that they would be comfortable having this noticed for a public hearing in February.

Scheduling. The next meeting will be on February 26, 2019.

Adjourn. Chair Cisco adjourned the meeting at 8:07 P.M.

Ryan Krueger
Planning and Zoning Administrator

Christian Cisco,
Planning & Zoning Chairman

Minutes: TS