

## PLANNING & ZONING COMMISSION PROCEEDINGS

**March 19, 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, Matt Thackray, and Brady Barkdull

Jen Fisher was absent from the meeting.

STAFF: Tyler Steinway and Ryan Krueger

### **Approval of Minutes from February 26, 2019 regular meeting.**

A motion was made by Kristi Aslin and seconded by Brady Barkdull, to approve the February 26, 2019 regular meeting minutes with the following corrections, a typo in the first bolded paragraph, "according the required standards..." should have a "to". Chair Cisco called for the vote. The vote showed all in favor. The motion carried.

**Public Hearing: Rezone ZX2019-01 63 N Beryl St. (Action Item) Ari Kotler has requested a Rezone for the northern .24 acres of his .59-acre parcel located at 63 N Beryl. The property is currently zoned Commercial Mixed-Use (CX). The proposal would rezone the northern .24 acres to Residential Multi-family (RM-1) to accommodate the construction of a detached house. This request includes parcel: RPB0086005001B.**

Ryan Krueger confirmed that proper notice has been given and that supporting materials are complete. Matt Thackray and Brady Barkdull declared a conflict of interest. Ryan Krueger made staff comment regarding the history of this item, the process for the rezone request, the building plans if a rezone map amendment is achieved, the public improvements that will be required for this site, how this project will help promote more commercial development in this location, conformance with the approval criteria, the recommendation for approval, and the additional condition to require a development agreement to tie all the other conditions together.

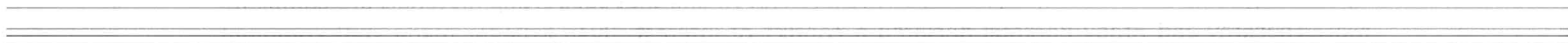
Discussion followed regarding how the applicant will be required to obtain a lot split to create a lot of record for the requested rezoned section, clarification on the time frame for when the commercial piece would come on line, the goal of completing the project in the three to five-year range, the requirement for the sidewalks, and clarification on what the commercial project will look like.

Matt Thackray, representing the applicant, made a presentation regarding the history of the previous land use decision, how the applicant is trying to find an economically feasible way to develop his property, the location and installation of the water line, the potential of the property owner from the south to further extend the waterline with the goal of looping the system, the proposed building types and potential uses, and the show of good faith by Ari to endure the whole cost of the water line.

Chair Cisco opened public hearing.

There were no members of the public present for this meeting.

Chair Cisco closed the public hearing.

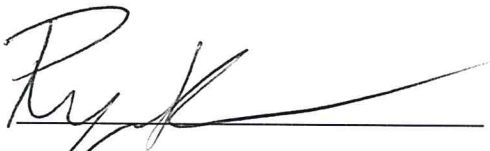


A motion was made by Kristi Aslin and seconded by Chair Cisco, having concluded that the Criteria for Approval of a Rezone Map Amendment found in Title 10, Article 14.7.11.B.1 - 9 have been met, I move to approve the Rezone Map Amendment for Ari Kotler as described in the application materials submitted on February 11, 2019, and subject to the Conditions of Approval in the Staff Report with the addition of another condition that the applicant draft a development agreement to tie all conditions together, for the Public Hearing date of March 19, 2019.

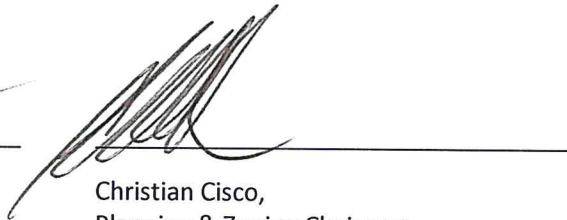
Chair Cisco called for the vote. The vote showed all in favor. The motion carried.

**Scheduling.** The next meeting will be on April 16, 2019.

**Adjourn.** Chair Cisco adjourned the meeting at 7:49 P.M.



Ryan Krueger  
Planning and Zoning Administrator



Christian Cisco,  
Planning & Zoning Chairman

Minutes: TS

