



Victor Planning & Zoning Commission

Meeting Agenda

Tuesday, April 16, 2019

7:00 p.m.

Victor City Hall – 32 Elm Street Victor, ID 83455

1. **Approval of Minutes from March 19, 2019 regular meeting** (Action Item)
2. **Public Hearing: Rezone ZX2019-03 21 Fir St.** (Action Item)

Alan Thompson has requested a Rezone Map Amendment for his .82-acre parcel located at 21 Fir St. The request would rezone his property from Industrial Flex (IX) to Neighborhood Mixed Use (NX). This request is an attempt bring his current non-conforming use into compliance with the use standards found in Title 10 of the municipal code. The applicant is not proposing development with this application and subsequent applications will be required prior to any development at this site. This request includes parcel number: RPB00870110394.

Review Criteria (Section 14.7.11.B):

1. *The Zoning Map Amendment substantially conforms to the Comprehensive Plan.*
2. *The Zoning Map Amendment substantially conforms to the stated purpose and intent of this Code.*
3. *The Zoning Map Amendment will reinforce the existing or planned character of the area.*
4. *The subject property is appropriate for development allowed in the proposed district.*
5. *There are substantial reasons why the property cannot be used according to the existing zoning.*
6. *There is a need for the proposed use at the proposed location.*
7. *The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.*
8. *The Zoning Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation.*
9. *The Zoning Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property*

3. **Public Hearing: Rezone ZX2019-02 342 Larkspur Ave** (Action Item)

David Anderson has requested a Rezone Map Amendment for 8 lots within Teton Towne Center Subdivision located at approx. 342 Larkspur Ave. The property contains 8.54 acres of land which is currently vacant. The request would rezone the property from Industrial Flex (IX) to Commercial Heavy (CH). The south east portion of the property would remain Industrial Flex (IX). The applicant is not proposing development with this application and subsequent applications will be required prior to any development at this site.

Review Criteria (Section 14.7.11.B):

1. *The Zoning Map Amendment substantially conforms to the Comprehensive Plan.*
2. *The Zoning Map Amendment substantially conforms to the stated purpose and intent of this Code.*
3. *The Zoning Map Amendment will reinforce the existing or planned character of the area.*
4. *The subject property is appropriate for development allowed in the proposed district.*
5. *There are substantial reasons why the property cannot be used according to the existing zoning.*
6. *There is a need for the proposed use at the proposed location.*
7. *The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.*
8. *The Zoning Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation.*
9. *The Zoning Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property*

4. Public Hearing: Rezone ZX2019-04 7634 S 500W. (Action Item)

The City of Victor has requested a Rezone Map Amendment for the western 16.3 acres of a 20.25-acre parcel located at 7634 S 500W. The request would rezone the western 16.3 acres from Residential Single and Two Family (RS7-) to Residential Single and two family (RS-3). All future development that is proposed by the site owner shall require Site Plan Review, Design Review, and to be able demonstrate conformance with all relevant standards of the Victor Land Use Development Code. This request includes parcel number: RPB3N45E024810

Review Criteria (Section 14.7.11.B):

1. *The Zoning Map Amendment substantially conforms to the Comprehensive Plan.*
2. *The Zoning Map Amendment substantially conforms to the stated purpose and intent of this Code.*
3. *The Zoning Map Amendment will reinforce the existing or planned character of the area.*
4. *The subject property is appropriate for development allowed in the proposed district.*
5. *There are substantial reasons why the property cannot be used according to the existing zoning.*
6. *There is a need for the proposed use at the proposed location.*
7. *The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.*
8. *The Zoning Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation.*
9. *The Zoning Map Amendment will not have a significant adverse impact on property in the vicinity of the subject property*

~~**5. Public Hearing: Rezone VAR2019-01 7634 S 500W**~~ (Action Item)

~~The City of Victor is seeking five (5) Variances to allow the construction of two cottage court units above the maximum currently allowed for five lots to be created on this parcel. This request is an attempt to remedy deficiencies identified in the previous direction provided by the City of Victor related to application submittal requirements. All future development that is proposed by the site owner shall require Site Plan Review, Design Review, and to be able demonstrate conformance with all relevant standards of the Victor Land Use Development Code. This request includes parcel: RPB3N45E024810.~~

~~**Review Criteria (Section 14.7.12.B):**~~

- ~~1. A literal interpretation of the provisions of this Code would effectively deprive the applicant of rights commonly enjoyed by other properties of the zoning district in which the property is located;~~
- ~~2. Granting the requested variance will not confer upon the property of the applicant any special privileges that are denied to other properties of the zoning district in which the property is located;~~
- ~~3. The requested variance will be in harmony with the purpose and intent of this Code and will not be injurious to the neighborhood or to the general welfare;~~
- ~~4. The special circumstances are not the result of the actions of the applicant;~~
- ~~5. The variance requested is the minimum variance that will make possible the proposed use of the land, building, or structure;~~
- ~~6. The variance does not permit a use of land, buildings or structures, which is not permitted by right in the zoning district; and~~
- ~~7. The variance does not reduce the lot size below the minimum lot size allowed in the zoning district.~~
- ~~8. If applicable, all variances requested in the Trail Creek Flood Damage Prevention Overlay conform with the requirements of Title 11: Flood Control.~~

6. Public Hearing: Plat Amendment Major SDAX2019-01 The Summit (Action Item)

Gary Schnell, Representing Teton Land Development Group, is requesting a Plat Amendment Major to further subdivide his 10-lot subdivision to create 31 individual townhouse lots, one common area lot and one lot future phases. The zoning for this property is Residential Multi-Family (RM-2) and is located at 8425 S 1000W.

Review Criteria (Section 14.10.3.D):

1. Any proposed changes to a plat, shall comply with all applicable criteria and standards of the current City regulations, conditions of approval established in the previous approval, and the development agreement approved as part of the previous approval.
2. The applicant shall submit to the Administrator revised maps showing the proposed revisions to the layout of uses, lots or buildings. The project's Development Agreement and Property Development Plan may require adjustments in order to reflect the significant changes being proposed. This revised layout may impact any of the maps and analyses that were submitted as part of the previous application's Property Management Plan (Article 13) or approval. The Property Development Plan shall be updated to reflect the proposed changes.
3. Any proposed changes to a recorded plat or master plan that increase direct or indirect impacts may require additional mitigation pursuant to the criteria and standards of City regulations.

7. Planning Department Update

8. Calendaring: The next P&Z Commission meeting will be May 21, 2019.

9. Meeting Adjourn (Action Item)

If you need special assistance at the meeting, please contact Victor City Hall at 208-787-2940.