

## PLANNING & ZONING COMMISSION PROCEEDINGS

**November 20, 2018**

**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 7:01 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

**Approval of Minutes from August 21, 2018 regular meeting.** A motion was made by Brady Barkdull and seconded by Kristi Aslin to approve the August 21, 2018 regular meeting minutes as presented. Chair Cisco called for the vote. The vote showed all in favor. The motion carried.

**DR2018-01 Rich Childress has requested design review approval for the property addressed at 25 W Birch St. The applicant proposes to construct a two-unit addition onto a historic single-family house. The request includes parcels RPB0086003007A and is zoned RM-2 (Residential Multi-Family)**

Ashley Koehler made staff comment regarding the purpose of this item, the reasoning for bringing this application to the commission, the comprehensive staff report that goes over all the applicable standards, the history of the existing house and proposed addition, the compatibility of the proposed development with the Land Development Code and Design Standards, the required approval criteria, and the modification of the transparency standard.

Richard Childress, the applicant, made a presentation regarding, the history of the existing house, the concern about creating an addition on the historic house, the concern about the code and the restriction on allowable building types per lot, and what the process is for getting a code amendment.

Discussion followed regarding the design standards and the massing and breaking up of the building wall, the spirit of the historic house and the design, the possibility of a code amendment or the creation of special standards for historic structures, how this project fits into the downtown core and how it is a good infill project.

A motion was made by Brady Barkdull and seconded by Kristi Aslin, having concluded that the Criteria for Approval of a Design Review found in Title 10, Article 14.6.10.B have been met, Brady Barkdull moved to approve the Site Plan and Elevations, as described in the application materials submitted on November 2, 2018. This approval is based on the zoning and Design Standard conformance analysis documented in the Staff Report for the meeting date of November 20, 2018.

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

**Public Hearing: SD2018-02 Chisler Meadows Subdivision Caddis, LLC, represented by David Bressler, has requested Preliminary Plat approval to subdivide the approximately 1.40-acre property addressed at 220-260 Cedron Road in a RM-2 (Residential Multi-Family) zone. The property currently contains three multi-family residential buildings totaling eleven units and no new buildings are proposed. The plat proposes to place one apartment building on a separate lot, create 7 individual lots for the townhouse units in the other two buildings, and create a common area lot for a total of nine lots.**

Tyler Steinway confirmed that proper notice has been given and that supporting materials are complete. No commission members declared a conflict of interest. Tyler Steinway made staff comment regarding the history of this item, the purpose of this application, applicable construction standards having been met, the conditions of approval, the required party-wall agreement, the units already being built and there being no additional buildable units created by the application.

Dave Bressler, the applicant, made a presentation regarding the history of the project, the approval of the concept plan, the concern that as there is planner turn over this project gets more and more conditions for approval, the party wall improvements, and the want to do whatever is necessary to get this project completed.

Sue Karichner, the applicants engineer, made a comment regarding the lot sizes, the intent of a townhouse, the concerns about the code and the requirement for a lot size and set back for a townhouse development.

Ashley Koehler made staff comment clarifying some of the points about lot sizes and the review conducted, the schematic of the townhouse building type outlined in the Land Development Code, the subdivision process, the purpose of the application, and the recommended solutions to enhance conformity with the code.

Chair Cisco opened the public hearing.

Chair Cisco closed the public hearing.

Discussion followed regarding the history of the application, conditions for approval, the required lot size, the necessity of a concept plan in this situation, the possibility of the expansion of the limited common area to help meet the minimum lot coverage, the intent of the code amendment to require the minimum lot sizes for a townhome.

A motion was made by Matt Thackray and seconded by Jen Fisher, having concluded that the Criteria for Approval of a Preliminary Plat found in Title 10, Article 14.5.10.C.8 can be met if conditions of approval are completed, Matt Thackray moved to recommend approval to City Council of the Preliminary Plat for Chisler Meadows, as described in the application materials submitted on September 24, 2018 and revised on November 7th, and subject to the Findings of Fact and the four Conditions of Approval in the Staff Report for the hearing date of November 20, 2018.

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

**Scheduling.** The next meeting will be on December 18, 2018.

**Adjourn.** Chair Cisco adjourned the meeting at 8:37 P.M.

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Ashley Koehler  
Interim Planning and Zoning Administrator

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Christian Cisco,  
Planning & Zoning Chairman

Minutes: TS