

PLANNING & ZONING COMMISSION PROCEEDINGS

November 17, 2020

VICTOR, IDAHO

The Victor City Planning and Zoning Commission met in regular session remotely via ZOOM Webinar and at the City Council chambers at 32 Elm Street at 7:07 P.M. Upon roll call the following were found to be present:

PLANNING & ZONING COMMISSION: Kristi Aslin, Matt Thackray, Jen Fisher, Carl Kohut and Christian Cisco.

STAFF: Kim Kolner, and Carl Osterberg.

Approval of Minutes from October 20, 2020 Regular Meeting. Carl Kohut requested that his opposition to the reduction of the floodplain buffer be noted. A motion was made by Matt Thackray and seconded by Kristi Aslin to approve the October 20, 2020 regular meeting minutes as presented with the edit that Carl Kohut's opposition to the buffer reduction be included. Christian Cisco called for the vote. The vote showed all in favor. The motion carried.

Public Meeting – Design Review and Site Plan Review for BP2020-23 & BP2020-24.

Carl Osterberg, planner, gave staff comment regarding the location of the proposal, the history of the application, the site plan, and the modification requests.

Discussion followed regarding the modification requests, the requirements of the code, the intent of the code, the design of the buildings, the orientation of the buildings on the site, landscaping on the site, and possible motions for this application.

Larry Thal and Tom Clark each gave public comment regarding the lack of transparency and aesthetics of the elevations.

Zach Smith gave public comment regarding the planned price point of the buildings.

A motion was made by Matt Thackray and seconded by Jen Fisher to continue this application to the December 15th regular meeting and to direct the applicant to revisit the fenestration, to add entrances facing the public way, and to revise the site plan.

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

Public Meeting – Lucy Meadows County Subdivision Proposal

Kim Kolner, planning and zoning director, made staff comment regarding the reason for this being reviewed by the commission, the hiring of an engineer for the project, a suggestion to not include public comment, traffic in the area, easements, the proposed pathway, public and private utility advantages, public utility capacities, and the proposed request letter to the county.

Robert Heuseveldt, the applicant, made comment regarding a perceived conflict of interest, surrounding neighborhoods, density, utilities, transportation within the subdivision, and county regulations.

Discussion followed regarding the location of Garcia street, open space, planned phases of the subdivision, city sewer capacity, impacts of wells to the city, surrounding developments, PUD's, landscaping, and the City of Victor's role in the application review.

Tom Clark made public comment regarding the design of the subdivision and marketability.

A motion was made by Kristi Aslin and seconded by Jen Fisher to direct staff to send the proposed letter as written to Teton County as written.

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

Work Session – AMD2020-06 Comprehensive and Transportation Plan Updates.

Kim Kolner, planning and zoning director, made staff comment regarding the process of this comprehensive plan update, legal requirements, a noticing error, and expected results of these plan updates.

Megan Moore and Alex Norton, planning consultants hired by the City of Victor, gave staff comment regarding the reasons for plan updates, the steering committee, public outreach, an overview of the plans, and future code & text updates likely to follow these plans.

Discussion followed regarding the next two public hearing dates, streetscapes,

Larry Thal gave public comment regarding streetscapes in the plan

Tom Clarke gave public comment regarding process, economics of development, and positive experiences in Victor.

Carol Barker gave public comment regarding affordable housing.

Planning Department Updates. Kim Kolner updated the commission on the next two

Scheduling. The next regular meeting will be on December 15, 2020.

Adjourn. A motion was made by Jen and seconded by Carl Kohut to adjourn the meeting. Christian Cisco adjourned the meeting. The meeting adjourned at 9:33 P.M.



Kim Kolner
Planning & Zoning Administrator



Christian Cisco (Dec 16, 2020 11:17 MST)

Christian Cisco,
Planning & Zoning Chairman









Planning and Zoning 11-17-20 DRAFT

Final Audit Report

2020-12-16

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