

## PLANNING & ZONING COMMISSION PROCEEDINGS

**February 18, 2021**

**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 7:02 P.M. Upon roll call the following were found to be present:

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

STAFF: Kim Kolner, Olivia Goodale, and Carl Osterberg.

**Approval of Minutes from January 21, 2021 Special Meeting.** A motion was made by Matt Thackray and seconded by Kristi Aslin to approve the January 21, 2021 regular meeting minutes as presented. Christian Cisco called for the vote. The vote showed all in favor. The motion carried.

### **Public Meeting – BP2021-01 The Victor II Site Plan and Design Review**

Carl Osterberg, planner, gave staff comment regarding the location of the project, the existing buildings on the site, the contents of the staff report, the approval criteria, changes that were made during the application process, and site plan contents.

Discussion followed regarding quantity of parking spaces, snow storage locations, lot configuration, enforcement of approval conditions, and transparency requirements.

Ben Smith, the applicant, made comment regarding parking spaces, landscaping areas, and snow storage areas.

Christian Cisco opened the meeting to public comment.

Kathy spitzer made public comment regarding parking minimums in Victor's code.

Jessica Robinson made public comment on the amount of parking currently in use.

A motion was made by Matt Thackray and Seconded by Carl Kohut to approve the application with the additional conditions that the proposed bike rack & trees must be relocated to provide more snow storage and to require that all parking spaces remain clear throughout the winter time.

### **Public Hearing – SD2020-04 Mountainside Village Phase 4 Concept Plan**

A motion was made by Kristi Aslin and Seconded by Matt Thackray to reorder the agenda and place Mountainside Village Phase 4 Concept Plan next on the agenda Christian Cisco called for the vote, the vote showed all in favor.

Chair Cisco opened the public hearing.

A motion was made by Matt Thackray and seconded by Carl Kohut to continue this item to the March 18, 2021 regular meeting. Christian Cisco called for the vote. The vote showed all in favor. The motion carried.

**Public Hearing – LU2021-01 Rezone application for 43 E Center St – Broulim’s**

Kim Kolner, planning director, gave staff comment regarding public notice of the application, proposal of the applicant, the other applications required prior to development, the application contents, the location of the site, approval criteria, comparison to the draft and current comprehensive plans, comparison to land development code, other zoning districts considered, potential contents of a development agreement, and contents of the site design & site plans.

Mark Oswald, the applicant gave comment regarding, market needs, comprehensive plan compliance, growth potential and business competition.

Christian Cisco opened the hearing to public comment.

Marsha Lamire gave public comment regarding site orientation, and what approval would be tied to.

Andrea Zaccardi gave public comment regarding pet friendliness, and other considered zoning districts.

Niki Richards gave public comment regarding the comprehensive plan, case law, and the Idaho Land Use Handbook.

Kathy Spitzer gave public comment regarding effects of supermarkets on communities, and limiting sellable items.

Cindy Riegal gave public comment regarding civic uses, grounds for a rezone, and comprehensive plan compliance.

Cari Golden gave public comment regarding compatibility with the neighborhood, economic leakage currently, and design of the building.

Tim Wells gave public comment regarding compliance with the comprehensive plan, other possible zones, allowable uses in CX, and approval criteria.

Mandy Rockefeller gave public comment regarding the applicant’s cooperation with the city, compliance with the comprehensive plan, and positive effects on the city.

Tom Clark gave public comment regarding other public comments, positive effects on the city, and economic benefits of the rezone.

Kate Koons gave public comment regarding small town feel, future growth on the property, and compliance with public comments.

Abbot Gilbane gave public comment regarding the incompatibility of the use with the proposed zone, and renovation possibilities of the current building.

Zach Smith gave public comment regarding retail leakage from Victor, effects of the use type in the city, and the useful life of the building.

Peter Wells gave public comment regarding the applicant's previous applications, components of the site plan, conditions that may be needed, whether or not there is a need for the use, compliance with the proposed zone, and pedestrian friendliness.

Barbara Aronowitz gave public comment regarding the new comprehensive plan and small town feel.

Christian Cisco closed the public comment.

Discussion followed regarding setbacks, housing units proposed, motion options, appeal processes, ability to attach conditions, communication with neighbors, driveway spacing, possibility of a traffic study, financial viability, business competition, possible conditions, case law regarding comprehensive plans used, building size, architecture, site access, the rear alley easement, need for the proposed use, previous applications from the applicant, need for the proposed use, nearby traffic, studies to require, economic factors,

A motion was made by Kristi Aslin and seconded by Carl Kohut to continue the application to the March 18, 2021 regular meeting.

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

#### **Work Session – AMD2020-04 Hillside Overlay District**

Kim Kolner, planning director, gave staff comment regarding the current time of day, the type of application submitted, history of the application, and the end goals of the application.

Discussion followed regarding the current time of day.

A motion was made by Ben Winship and Seconded by Kristi Aslin to continue the application to the March 18, 2021 regular meeting.

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

**Planning Department Updates.** Kim Kolner, planning director, updated the commission on the status of the comprehensive plan update.

**Scheduling.** The next regular commission meeting will be March 18, 2021.

**Adjourn.** A motion was made by Kristi Aslin and seconded by Carl Kohut to adjourn the meeting. Christian Cisco called for the vote. The vote showed all in favor. The meeting adjourned at 11:15 P.M.

*Kimberly Kolner*

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Kim Kolner  
Planning & Zoning Administrator

*Christian Cisco*

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Christian Cisco (Mar 31, 2021 20:26 MDT)

Christian Cisco,  
Planning & Zoning Chairman

Minutes: Carl Osterberg, 2-23-2021









# Planning and Zoning 2-18-2021 DRAFT

Final Audit Report

2021-04-01

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