

PLANNING & ZONING COMMISSION PROCEEDINGS

June 17, 2021

VICTOR, IDAHO

The Victor City Planning and Zoning Commission met in special session at the City Council chambers at 32 Elm Street at 7:06 P.M. Upon roll call the following were found to be present:

PLANNING & ZONING COMMISSION: Christian Cisco, Carl Kohut, Matt Thackray, Kristi Aslin. Ben Winship called in at 7:12pm, and left the meeting at 9:20pm.

STAFF: Kim Kolner and Carl Osterberg.

Approval of Minutes from March 18, 2021 Special Meeting.

There was discussion regarding the spelling of a word.

A motion was made by Matt Thackray and seconded by Carl Kohut to approve the May 20, 2021 regular meeting minutes as written. Christian Cisco called for the vote. The vote showed all in favor. The motion carried.

Public Hearing – SD2021-05 Crewsen West LLC Subdivision Concept Plan

Kim Kolner, planning director, gave staff comment regarding the process of the application type, density and quantity of units and lots proposed, comments from the engineer, compliance with the comprehensive plan, sewer lift station capacity, and lift station improvement plans.

Rob Pitts, the applicant, gave comment regarding the motives of their plan, future transportation connections, the need for the proposed development, discussions with neighboring property owners.

Jen Zung, representing the applicant, gave comment regarding the plans to loop water & sewer, planned street cross section, accesses to the highway, capacity of the sewer lift station, and the responsibility of the developer to improve the lift station.

Ellen MacKinnon gave Public Comment regarding current infrastructure in the settlement, existing traffic on settlement drive, and additional traffic likely with this proposal.

Nathan McKnight gave Public Comment regarding traffic on settlement drive, additional traffic likely on settlement drive, a request for a traffic study, traffic on the highway, character of the developer of the settlement, unpaved roads in the settlement and capacity of the lift station.

Luis Corona gave Public Comment regarding support for other commentors, traffic on settlement drive, and 2 near misses of accidents he experienced there.

Zach Smith gave Public Comment regarding favor of the project, real estate demand for the proposal, and dog friendliness of the proposal.

City staff read a public comment from Corey McGrath regarding traffic, financial assurances, and the need for the proposed development.

Discussion followed regarding proposed building type, communication with neighboring property owners, accesses in and out of the subdivision, existing and proposed traffic, existence of access easements in the area, speed limits on the highway, timeline of future development applications, compliance with the transportation plan, and possible building dimensions.

A motion was made by Carl Kohut and seconded by Kristi Aslin to approve the application subject to the conditions of approval in the staff report, with the added condition that the applicant study a connection to Highway 31.

Christian Cisco Called for the vote. Kristi Aslin, Matt Thackray, Christian Cisco, and Carl Kohut voted in favor. Ben Winship voted opposed. The motion carried.

Public Meeting – BP2021-11 Site Plan and Design Review for Live Work Building by Mountainside Inc.

Carl Osterberg, planner, gave staff comment regarding the application, contents of the proposed plans, results of the planning review of the application, requested modifications by the applicant, and the proposed conditions in the staff report.

Larry Thal, the applicant, gave comment regarding landscaping, trash screening, snow storage, glazing,

Discussion followed regarding ADA requirements, landscaping, and screening of trash enclosures.

A motion was made by Matt Thackray and seconded by Carl Kohut to approve the application subject to the conditions of approval in the staff report, amending condition number 4 to require that trash and recycling service areas must be screened in accordance with LDC section 11.2.4 with an allowance for 5' minimum screening height, and amending condition number 7 to require ADA access to any potentially commercial spaces.

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

Work Session – Land Development Code Text Amendment articles 11 & 14

Kim Kolner, planning director, gave staff comment regarding the history of the code amendment, administrative need for the amendment, and specific text sections to be changed.

A comment letter from Friends of the Teton River was shared regarding likelihood of major flood events and recommended buffer widths.

Discussion followed regarding timeline of the updated FEMA floodplain map, recommended buffer widths in public comment, expected results of future floodplain studies, and ability to add parking requirements.

A motion was made by Kristi Aslin and seconded by Matt Thackray to direct staff to schedule this agenda item for an additional work session and to address concerns raised tonight.

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 formatting on the staff reports, keeping recommendations in the staff reports, an active appeal of a recent land use application, and scheduling for next month's meeting.

Scheduling. The next regular commission meeting will be July 20, 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 9:51 P.M.



Kim Kolner
Planning & Zoning Administrator



Christian Cisco (Aug 10, 2021 22:19 MDT)

Christian Cisco,
Planning & Zoning Chairman

Minutes: Carl Osterberg, 6-17-2021









Planning and Zoning 6-17-2021 DRAFT

Final Audit Report

2021-08-11

Created:	2021-08-10
By:	Carl Osterberg (planner@victorcityidaho.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA3Eq72XEZ8sPgOy9LQ6y8KgptAYoOdOO2

"Planning and Zoning 6-17-2021 DRAFT" History

-  Document created by Carl Osterberg (planner@victorcityidaho.com)
2021-08-10 - 10:41:45 PM GMT- IP address: 207.183.180.170
-  Document emailed to Kimberly Kolner (kimberlyk@victorcityidaho.com) for signature
2021-08-10 - 10:42:04 PM GMT
-  Email viewed by Kimberly Kolner (kimberlyk@victorcityidaho.com)
2021-08-10 - 10:43:41 PM GMT- IP address: 207.183.180.170
-  Document e-signed by Kimberly Kolner (kimberlyk@victorcityidaho.com)
Signature Date: 2021-08-10 - 10:43:51 PM GMT - Time Source: server- IP address: 207.183.180.170
-  Document emailed to Christian Cisco (ccisco4@hotmail.com) for signature
2021-08-10 - 10:43:53 PM GMT
-  Email viewed by Christian Cisco (ccisco4@hotmail.com)
2021-08-11 - 0:46:27 AM GMT- IP address: 207.183.172.159
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