

## PLANNING & ZONING COMMISSION PROCEEDINGS

**July 27, 2021**

**VICTOR, IDAHO**

The Victor City Planning and Zoning Commission met in regular session at the City Council chambers at 32 Elm Street at 7:05 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.

STAFF: Kim Kolner and Carl Osterberg.

### **Approval of Minutes from June 17, 2021 Special Meeting**

A motion was made by Kristi Aslin and seconded by Carl Kohut to approve the June 17, 2021 regular meeting minutes as written. Christian Cisco called for the vote. The vote showed all in favor. The motion carried.

### **Public Hearing – Public Hearing: LU2021-04 Mountainside Village Variance**

Kim Kolner gave staff comment regarding previous relevant applications, preserving solar envelopes, contents of the application, approval criteria, and distances of setbacks.

Larry Thal gave public comment regarding the history of the subdivision, the history of solar envelope setbacks, and interpretations of past city staff.

Discussion followed regarding proposed setback distances, difference between porch and building setbacks, orientation of the site plans, contents of the site plans, and remaining steps in the full plat process.

Christian Cisco opened public comment. There was no public comment. Christian Cisco closed the public comment.

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 with a change to condition two to require that the varied setbacks be shown on the final plat, and that no setback shall be less than five feet.

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

A motion was made by Carl Kohut and seconded by Matt Thackray to amend the agenda to swap items 4 and 3.

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

### **Public Hearing – LU2021-06 Togwotee Center Zoning Map Amendment**

Kim Kolner gave staff comment regarding the history of the application, neighboring properties, and existing site conditions.

Reg Ethington, the applicant, gave comment regarding the intent of his building, tenants that are attracted, and differences between CC and CH zoning.

Discussion followed regarding ADA accessibility, previous similar applications, buffer requirements, allowed uses in CC zone, and nonconformities.

Christian Cisco opened the public comment. There was no public comment. Christian Cisco closed the public comment.

A motion was made by Carl Kohut and seconded by Kristi Aslin to recommend approval of the application subject to the conditions of approval in the staff report, with the added condition that the site plan be brought up to current standards of the CC zoning.

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

#### **Public Hearing – LU2021-05 Code Text Amendments**

Kim Kolner gave staff comment regarding history of the application, contents of the staff report packet, removing the provision of deannexation, and landscape buffers.

Christian Cisco opened public comment. There was no public comment. Christian Cisco closed public comment.

A motion was made by Ben Winship and seconded by Carl Kohut to recommend approval of the application as drafted with the removal of code section 14.7.15.

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

#### **Work Session – AMD2020-04 Code Text Amendment & Zoning Map Amendment**

Kim Kolner gave staff comment regarding the proposal's procedure, and contents of the proposed amendment.

Alex Norton, staff consultant, gave comment regarding the history of the project, existing similar zones, specific redlines of the code, slope percentages, skylining, examples of specific properties, development densities, and preservation of public access.

Christian Cisco opened public comment.

Don Thompson gave public comment regarding annexation, proposed road connections, and potentially increasing hillside development pressure.

Larry Thal gave public comment regarding mock designs, unintended consequences, natural resource studies, and the effect of the proposed regulations on Mountainside Village's master plan.

Kent Werlin gave public comment regarding NRO mapping, and wildlife presence on specific properties.

Christian Cisco closed the public comment.

Discussion followed regarding slope percentages, landowner choices, applicability to the AOI, wildlife presence on the hillside, Mountainside Village's development timeline, impacts to Mountainside Village's master plan, comparison to County AG2.5 and City RC zones, and quantity of potential lots on the hillside.

**Planning Department Updates.** Kim Kolner, planning director, updated the commission on agenda items for the August meeting, and city staff positions.

**Scheduling.** The next regular commission meeting will be August 19, 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 10:22 P.M.



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Kim Kolner  
Planning & Zoning Administrator

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Christian Cisco (Sep 16, 2021 18:38 MDT)

Christian Cisco,  
Planning & Zoning Chairman

Minutes: Carl Osterberg, 7-28-2021









# Planning and Zoning 7-27-2021 DRAFT

Final Audit Report

2021-09-17

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