

## PLANNING & ZONING COMMISSION PROCEEDINGS

**February 18, 2020**

**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 7:07 P.M. Upon roll call the following were found to be present:

PLANNING & ZONING COMMISSION: Jen Fisher, Kristi Aslin, and Matt Thackray. Christian Cisco and Brady Barkdull were found to be absent.

STAFF: Kimberly Kolner, Olivia Goodale, and Carl Osterberg

**Approval of Minutes from November 19, 2019 Regular Meeting.** A motion was made by Kristi Aslin and seconded by Matt Thackray to approve the November 19, 2019 regular meeting minutes as presented. Jen Fisher called for the vote. The vote showed all in favor. The motion carried.

**Public Hearing: CU2019-01 Teton Valley Resort - Conditional Use for Seasonal Tent, Yurt, and RV Campground.** Kim Kolner, Planning and Zoning Director, confirmed that proper notice has been given and that all supporting materials are present and complete. No board members wished to declare a conflict of interest. Kim Kolner, Planning and Zoning Director, made staff comment regarding the history of the project, the reasons for the different names of the projects, the activities that are being requested, the ways in which they meet the approval standards, and conditions to consider adding.

Keith Larsen, the applicant, opted to make no comment except that he was able to answer questions.

Discussion followed regarding the total amount of units on the site.

Jen Fisher opened public hearing.

There was no public comment.

Jen Fisher closed the public hearing.

Discussion followed regarding setbacks, buffers, the required pathway, quiet hours, use of generators, and the feasibility of nuisance regulations.

A motion was made by Matt Thackray and seconded by Kristi Aslin to approve CU2019-01 for Teton Valley Resort LLC as described in the application materials submitted on October 8, 2019, and subject to the Findings of Fact and Conditions of Approval in the staff report for the hearing date of February 18, 2020.

Jen Fisher called for the vote. The vote showed all in favor. The motion carried.

**Public Hearing: CU2019-02 Teton Valley Resort - Rental cabin, travel trailers, more than 5.** Kim Kolner, Planning and Zoning Director, confirmed that proper notice has been given and that all supporting materials are present and complete. No board members wished to declare a conflict of interest. Kim Kolner, Planning and Zoning Director, made staff comment regarding the differences between this and the previously heard application, and additional conditions of approval to consider adding.

Keith Larsen, the applicant, opted to make no comment except that he was able to answer questions.

Discussion followed regarding the difference between this and the previously heard application.

Jen Fisher opened public hearing.

There was no public comment.

Jen Fisher closed the public hearing.

Discussion followed regarding the history and future of Teton Valley Resort's growth and compliance.

A motion was made by Kristi Aslin and seconded by Matt Thackray to approve CU2019-02 for Teton Valley Resort LLC as described in the application materials submitted on October 8, 2019, and subject to the Findings of Fact and Conditions of Approval in the staff report for the hearing date of February 18, 2020.

Jen Fisher called for the vote. The vote showed all in favor. The motion carried.

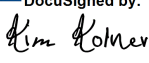
**Scheduling.** Kim Kolner, Planning and Zoning Director, updated the commission on the comprehensive plan update questionnaire and the next comp plan TAC meeting.

The next planning and zoning commission meeting will be on March 17, 2020.

Matt Thackray initiated discussion about a 4 way stop sign related to the new school.

Jen Fisher initiated discussion about Victor's agreement with the sheriff's department.

**Adjourn.** Jen Fisher adjourned the meeting at 7:50 P.M.

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Kim Kolner  
Planning and Zoning Director

DocuSigned by:  
  
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Christian Cisco,  
Planning & Zoning Chairman

Minutes: CO, 2/20/2020