

## PLANNING & ZONING COMMISSION PROCEEDINGS

November 19, 2019

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 7:00 P.M. Upon roll call the following were found to be present:

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

STAFF: Ashley Koehler, Olivia Goodale, and Carl Osterberg

**Approval of Minutes from October 15, 2019 Regular Meeting.** A motion was made by Kristi Aslin and seconded by Jen Fisher to approve the October 15, 2019 regular meeting minutes as presented. Chair Cisco called for the vote. The vote showed all in favor. The motion carried.

**Public Hearing/Possible Recommendation - Amendments to Title 7 Ch 3 Design Standards & Guidelines & Land Development Code Title 10 Articles 8 & 14.** Ashley Koehler, contract planner, 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. Ashley Koehler made staff comment regarding the process of approval, city council comments, pros and cons of a design review committee, addition of a sketch plan step, applicability of guidelines, when to require Planning and Zoning Commission review, cottage court standards, applying the guidelines to CIV zone properties, public art standards, and public comment received.

Chair Cisco opened public hearing.

There was no public comment.

Chair Cisco closed the public hearing.

Discussion followed regarding duplex inclusion, approval process, when to require Planning and Zoning Commission review, cottage court regulations including variety, applicability of standards, pros and cons of limits for public art, and landscaping standards for cottage courts.

A motion was made by Kristi Aslin and seconded by Matt Thackray to recommend approval of the Amendments to City Code Title 7 Ch 3 and the Code Text Amendments in Article 8 and 14 that are shown in the red-line draft in Exhibit A and B. The recommendation is based on the finding that the Code Amendments comply with the approval criteria as summarized in the Staff Report.

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

**Public Hearing/Possible Recommendation-- Text Amendment for Land Development Code Articles 8, 10, 13 & 14.** Ashley Koehler, contract planner, 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. Ashley Koehler made staff comment regarding history of code edits, excluding dude ranch from use table, public comment regarding the dude ranch use, standardizing retail uses, disallowing or requiring CUPs for drive through facilities in the downtown core, adjusting regulations to temporary

living structures and related enforcement policies, eliminating the maximum quantity of 4-plexes, exempting existing subdivisions from riparian buffer setbacks, changing mentions of “Teton River” to “Trail Creek”, changes to the subdivision process, and public comment regarding financial guarantee.

Discussion followed regarding subdivision process and financial guarantee.

Chair Cisco opened public hearing.

Larry Thal made public comment regarding keeping the dude ranch use, adding agricultural uses, intentions of the of riparian buffers, subdivision process, and challenges associated with financial guarantee requirements and sequence of process.

Don Thompson made public comment regarding the strictness and specificity of victor’s code, and subdivision process and limitations.

Chair Cisco closed the public hearing.

Discussion followed regarding keeping the dude ranch use, adjusting retail uses, drive through facilities, allowing temporary living structures for 90 days instead of 180, reducing riparian buffers, changes to the subdivision process, increasing subdivision review timelines, increasing agricultural uses, and keeping multi-family housing uses out of the civic zone.

A motion was made by Jen Fisher and seconded by Kristi Aslin to recommend approval of the Code Text Amendments listed in Exhibit A and described in the Staff Report with the following changes and additions: keep the dude ranch as-is in the use table, reduce temporary structures to 3 months, and increase timing for sketch plan review from 45 to 60 days. The recommendation is based on the finding that the Code Amendments comply with the approval criteria as summarized in the Staff Report and the proposed changes comply with criteria number 7: the Text Amendment will not significantly impact existing conforming development patterns, standards or zoning regulations.

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

**Victor Comprehensive Plan Technical Advisory Committee representative.** Ashley Kohler made staff comment regarding the selection of a Technical Advisory Committee Representative for the City of Victor Comprehensive Plan update.

Matt Thackray was selected as the representative and Kristi Aslin volunteered as his second.

**Planning Department Updates.** Olivia Goodale made staff comment that the city has hired a Planning Director, Kim Kolner, who will begin work in mid-January.

**Scheduling.** Ashley Kohler reported on the possibility of cancelling the December regular meeting due to the lack of applicable complete applications at this time.

The next meeting will be on December 17, 2019.

**Adjourn.** Chair Cisco adjourned the meeting at 9:30 P.M.

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Ashley Kohler  
Contract Planning Administrator

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Christian Cisco,  
Planning & Zoning Chairman

Minutes: CO, 11/20/2019