

PLANNING & ZONING COMMISSION PROCEEDINGS

March 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 7:05 P.M. Upon roll call the following were found to be present:

PLANNING & ZONING COMMISSION: Kristi Aslin, Matt Thackray, Christian Cisco and Ben Winship. Carl Kohut joined at 7:35pm.

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

Approval of Minutes from February 18, 2021 Special Meeting. A motion was made by Kristi Aslin and seconded by Matt Thackray to approve the February 18, 2021 regular meeting minutes as presented. Christian Cisco called for the vote. The vote showed all in favor. The motion carried.

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

Chair Cisco opened the public hearing.

A motion was made by Matt Thackray and seconded by Kristi Aslin to continue this item to the April 15, 2021 regular meeting. Christian Cisco called for the vote. The vote showed all in favor. The motion carried.

Continued Public Hearing – LU2021-01 Rezone application for 43 E Center St – Broulim's

Kim Kolner, planning director, gave staff comment regarding new information received since the last meeting, the opportunity for public comment, and procedural reminders.

Christian Cisco opened the hearing to public comment.

Tim Wells gave public comment regarding the proposed building façade.

Mark Oswald, the applicant, gave public comment regarding the proposed conditions of the rezone.

Niki Richards gave public comment regarding the addition of new information to the staff report.

Herb Heimerl, staff attorney, gave comment regarding the legality of some of the conditions.

Christian Cisco closed the public comment.

Robert Broulim, representing the applicant, gave comment regarding the proposed conditions, other stores in the chain, and benefits of the project to Victor.

Discussion followed regarding the condition for more housing, square footage limits, intent of the CX zoning, content of the applicant's email to staff, approval criteria in the staff report, acceptability of the

conditions to the applicant, right of way easements, curb cuts, the process of adding the conditions, possibility of continuing to the next regular meeting, and favorability of each proposed condition.

A motion was made by Kristi Aslin and seconded by Carl Kohut to amend the proposed conditions to:

- The Applicant shall host a neighborhood outreach and coordination process prior to the site plan application.
- Limit vehicular access on Center street to no more than two total curb cuts.
- Tree Grates every 25' on Center Street.
- 36 lineal feet of benches along Center Street.
- Evaluate developing the alley running east-west from Main Street to Agate Street per staff condition 4B.
- No alcohol sales.
- No pharmacy sales.
- No gift and souvenir sales.
- No flower sales.
- No appliance sales.
- Fully Open & Operational on Sundays 9am-5pm minimum.
- Increase housing units to a minimum of 18 bedrooms.
- Building Façades composed of 100% natural materials, 50% natural stone facing Center Street.

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

A motion was made by Carl Kohut to recommend approval of the application subject to the amended conditions in the staff report for the meeting date of March 18th. The motion did not receive a second.

A motion was made by Kristi Aslin and seconded by Matt Thackray to continue the application to an April 22nd special commission meeting.

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

Continued Work Session – AMD2020-04 Hillside Overlay District

Kim Kolner, planning director, gave staff comment regarding the history & status of the application, and the goals for the work session.

Alex Norton, staff consultant, gave comment regarding the goals for the work session, development challenges in the hillside, possible regulations in the hillside areas, and possible incentives in the hillside area.

Discussion followed regarding possible regulations in the hillside areas, and possible incentives in the hillside areas.

Larry Thal made public comment regarding streetscape options, wildlife studies, and site specificity.

Theresa Lerch made public comment regarding the need for public participation.

Planning Department Updates. Kim Kolner, planning director, updated the commission on the possibility of using video in the next meeting.

Scheduling. The next regular commission meeting, on April 15, will be cancelled. There will be a special commission meeting on April 22, 2021.

Adjourn. A motion was made by Kristi Aslin and seconded by Ben Winship to adjourn the meeting. Christian Cisco called for the vote. The vote showed all in favor. The meeting adjourned at 10:40 P.M.



Kim Kolner
Planning & Zoning Administrator



[Christian Cisco \(Apr 28, 2021 09:10 MDT\)](#)

Christian Cisco,
Planning & Zoning Chairman

Minutes: Carl Osterberg, 3-31-2021









Planning and Zoning 3-18-2021 DRAFT

Final Audit Report

2021-04-28

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