

PLANNING & ZONING COMMISSION PROCEEDINGS

May 20, 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 7:01 P.M. Upon roll call the following were found to be present:

PLANNING & ZONING COMMISSION: Christian Cisco, Ben Winship, Carl Kohut, Matt Thackray, Kristi Aslin.

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

Approval of Minutes from March 18, 2021 Special Meeting.

There was discussion regarding the typos of condition 4E.

A motion was made by Kristi Aslin and seconded by Ben Winship to approve the April 22, 2021 regular meeting minutes with the noted corrections. Christian Cisco called for the vote. The vote showed all in favor. The motion carried.

Continued Public Hearing – LU2021-02 Annexation and Rezone application for Teton Valley Resort

Kim Kolner, planning director, gave staff comment regarding the rezoning request, proposed conditions, clarification of the development's phases, an annexation agreement, legal implications associated with the Rocking H Mobile Home Park, and possible times to reschedule this hearing for.

Herb Heimerl, city attorney, gave public comment on legal implications associated with the Rocking H Mobile Home Park, Federal Fair Housing laws, and a recommendation to continue the hearing.

Randy Blough, representing the applicant, gave public comment regarding the contents of the site plan, and access locations.

Keith Larsen, the applicant, gave comment on relationship with tenants at the mobile home park, history of the mobile home park eviction, and benefits of the proposed development.

Brian Stephens gave public comment regarding the IFHC, the need to provide a translator, and coercion and intimidation of residents by the developer.

Niki Richards gave public comment regarding the need to table this until a translator can be provided over zoom, history of their stance with this developer, the opportunity to add conditions to help the mobile home park residents, and the approval criteria for the application type.

Francisco Campos, a former tenant, gave public comment regarding the treatment of the tenants by the developer, and the difficulty experienced in relocating.

Mario Hidalgo, a tenant, gave public comment regarding the time he has lived there, the treatment of the residents by the developer, the difficulty finding a place to relocate to, an offer from the developer to help them relocate, and the desires of him and his family for a solution.

Marian Ruzicka gave public comment regarding her credibility, Keith Larsen's character, and a lack of obligation for the developer to help relocate tenants.

August Christensen gave public comment regarding the commissioner's ability to require actions of the developer and the proposed conditions.

Discussion followed regarding access locations, number of proposed spaces, translation services for the meeting, whether or not there is a requirement to provide a translator, employee housing, the need to continue the public hearing, and the reasons for continuing the hearing.

A motion was made by Carl Kohut and seconded by Kristi Aslin to continue the public hearing to the June 17th public hearing to allow the applicant to address the concerns related to the Rocking H Mobile Home Park, and for the City of Victor to address the issue of Spanish language translation.

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

Continued Public Hearing – LU2021-02 Annexation and Rezone application for Teton Valley Resort

Kim Kolner, planning director, gave staff comment regarding the history of the code amendments for accessory restaurants, a building permit approved for this location, and the proposed conditions.

Herb Heimerl, city attorney, gave comment regarding the difference between this application and the annexation, legal risk associated with deliberating on this application, and a recommendation to include a time limit on the CUP.

Keith Larsen, the applicant, gave comment regarding the original building permit, and the length of time the restaurant operated.

Quinn Zite, the applicant, gave public comment regarding the demand for restaurant service in the hospitality industry.

Marcos Hernandez gave public comment regarding the operation of the restaurant, and commuting to Wyoming from Idaho.

Niki Richards gave public comment regarding the need to offer these services, water & sewer, and setting a time limit on the CUP.

Brian Stephens gave public comment regarding lower concern for this application, and affordable housing for Latinx people.

Discussion followed regarding the original building permit, and a time limit on CUP approval.

A motion was made by Kristi Aslin and seconded by Carl Kohut to approve the application subject to the conditions of approval in the staff report, with the added condition that the CUP be terminated after a period of 5 years.

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

Public Meeting – BP2021-09 Site Plan and Design Review for 4-plexes by Peaked Properties LLC

Carl Osterberg, planner, gave staff comment regarding similarities to previous proposals, requests from the applicant, proposed conditions, approval criteria not met.

Zach Smith, the applicant, gave comment regarding parking spaces, snow storage, changing the fire truck turnaround to the West side of the parking lot,

Discussion followed regarding parking spaces, snow storage, required landscaping, utility and access stubs, the storage sheds proposed, and primary entrance orientation.

A motion was made by Matt Thackray and seconded by Ben Winship to approve the site plan and design review as described in the application and subject to the conditions of approval in the staff report.

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

Work Session – Hillside Overlay

Alex Norton, staff consultant, gave comment regarding the previous steps of this application, reasons and goals for the zone, reasons for a zone instead of an overlay, utilities, and the contents of the report.

Kim Kolner, planning director, gave staff comment regarding remaining steps in the process, allowed uses in the zone, and the upper pressure zone.

Discussion followed regarding road slopes, text language clarifications, building envelopes/locations, utility connections, adding flexibility to the zone, and the density allowed.

Planning Department Updates. Kim Kolner, planning director, updated the commission on upcoming meeting agenda items, and proposed future code text amendments.

Scheduling. The next regular commission meeting will be June 17th, 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 9:53 P.M.



Kim Kolner
Planning & Zoning Administrator



Christian Cisco (Jun 24, 2021 10:12 MDT)

Christian Cisco,
Planning & Zoning Chairman

Minutes: Carl Osterberg, 5-26-2021









Planning and Zoning 5-20-2021 DRAFT

Final Audit Report

2021-06-24

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