

## **PLANNING & ZONING COMMISSION PROCEEDINGS**

**September 16, 2021**

**VICTOR, IDAHO**

The Victor City Planning and Zoning Commission met in regular session at the City Council chambers and remotely via ZOOM Webinar at 32 Elm Street at 7:04 P.M. Upon roll call the following were found to be present:

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

STAFF: Kim Kolner and Carl Osterberg.

### **Approval of Minutes from August 19, 2021 Special Meeting**

A motion was made by Matt Thackray and seconded by Kristi Aslin to approve the August 19, 2021 regular meeting minutes as written. Christian Cisco called for the vote. The vote showed all in favor. The motion carried.

### **Public Hearing – LU2021-07 Jackson HWY LLC Variance**

Kim Kolner gave staff comment regarding the requests of the applicant, conditions on the site, the proposed site plan, and the process required for approval of this site plan.

Harley Wilcox, the applicant, made comment regarding the reasoning for his request, site conditions, and his phasing plan.

Christian Cisco opened the public comment.

There was no public comment.

Christian Cisco closed the public comment.

Discussion followed regarding the proposed conditions, the build-to-zone in CX.

A motion was made by Matt Thackray and seconded by Carl Kohut to approve variance LU2021-07 to 1.) increase the build-to-zone from 0' min/10' max to 35' min/45' max along the western property line; 2.) reduce the riparian buffer from an irrigation canal from 30' to 20' along the western property line; and 3.) reduce the build-to-zone percentage from 70% to 40% of the primary frontage on Old Jackson Hwy to allow the development to be built in phases as described in the application materials submitted on August 25, 2021

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

### **Public Hearing – LU2021-08 Hillside Zone**

Kim Kolner gave staff comment regarding reasons to continue the item, and the broad scope of the application.

A motion was made by Ben Winship and seconded by Kristi Aslin to continue the item to the next regular commission meeting.

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

### **Public Meeting – County Subdivision request within the AOI**

Kim Kolner gave staff comment regarding the current AOI agreement, contents of the application, process of the application, similar city zones and recommended motions.

Christian Cisco opened the meeting to public comment.

Don Thompson gave public comment regarding a previous agenda item.

Dale Sharkey gave public comment regarding the location of the lot, wildlife in the area, and potential CC&Rs.

Jack Soper made public comment regarding support for lower density.

Discussion followed regarding wildlife, similar city zones, and open space requirements.

A motion was made by Carl Kohut and seconded by Matt Thackray to direct staff to send the drafted letter with the correction that open space and connecting pathways should be shown in the plans and equal to at least 50% of the area of the development with the majority of that set to the East of the development.

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

**Planning Department Updates.** Kim Kolner, planning director, updated the commission on Matt Thackray choosing to extend his term, and upcoming agenda items.

**Scheduling.** The next regular commission meeting will be October 21, 2021.

**Adjourn.** A motion was made by Christian Cisco and seconded by Matt Thackray to adjourn the meeting. Christian Cisco called for the vote. The vote showed all in favor. The meeting adjourned at 9:27 P.M.



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Kim Kolner  
Planning & Zoning Administrator



Christian Cisco (Dec 17, 2021 10:40 MST)

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Christian Cisco  
Planning & Zoning Chairman









# Planning and Zoning 9-16-2021 DRAFT

Final Audit Report

2021-12-17

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