

PLANNING & ZONING COMMISSION PROCEEDINGS

October 21, 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 7:08 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 September 16, 2021 Special Meeting

A motion was made by Kristi Aslin and seconded by Matt to approve the September 16, 2021 regular meeting minutes as written. 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 commission members' questions, open meeting process, intent of the zone, goals of this meeting, applicability of the zone, and proposed subdivision phases potentially affected.

Staff Consultant Alex Norton gave comment regarding background, basics of the zone, and analyses of specific areas.

Christian Cisco opened public comment.

Larry Thal gave public comment regarding the wildlife reports, ability to deliberate, and mitigation strategies.

Kent Werlin gave public comment regarding wildlife studies done, and applicability.

Jeff Bower gave public comment regarding entitlements of a property owner, and contents of the proposal.

There was discussion regarding effect on a specific subdivision, contents of a public comment, roads on the hillside, basis for numerical criteria, and proposed changes to article 13 of the LDC.

A motion was made by Matt Thackray and seconded by Carl Kohut to add language about limited but high value habitat in the zoning intent section.

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

A motion was made by Carl Kohut and seconded by Matt Thackray to add division 13.1.12 to be required as part of a concept plan application in the hillside zoning.

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

A motion was made by Kristi Aslin and seconded by Matt Thackray to require a geotechnical report on slopes over 10% to be presented at concept plan application for applications in the hillside Zone.

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

A motion was made by Kristi Aslin and seconded by Carl Kohut to recommend approval of the application LU2021-08 for a code text amendment for the creation of a hillside zoning district subject to the motions made this evening.

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 a subcommittee for the amendment of the AOI agreement, and scheduling next year's regular meetings.

Scheduling. The next regular commission meeting will be November 18, 2021.

Adjourn. A motion was made by Matt Thackray and seconded by Kristi Aslin to adjourn the meeting. Christian Cisco called for the vote. The vote showed all in favor. The meeting adjourned at 9:12 P.M.



Kim Kolner
Planning & Zoning Administrator



Christian Cisco (Dec 17, 2021 10:18 MST)

Christian Cisco
Planning & Zoning Chairman

Minutes: Carl Osterberg, 10-21-2021









Planning and Zoning 10-21-2021 DRAFT

Final Audit Report

2021-12-17

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