

## PLANNING & ZONING COMMISSION PROCEEDINGS

**May 19, 2022**

**VICTOR, IDAHO**

The Victor City Planning and Zoning Commission met in regular session at the City Council chambers at 32 Elm Street at 7:10 P.M. Upon roll call the following were found to be present:

Planning & Zoning Commission: Matt Thackray, Carl Kohut, Christian Cisco and Kristi Aslin. Ben Winship attended remotely but left the meeting at 9:31 P.M., before the vote on SD2021-11.

Staff: Carl Osterberg. Kim Kolner attended remotely.

**Approval of Minutes from the April 21, 2022 Meeting.** A motion was made by Carl Kohut and seconded by Christian Cisco to approve the April 21 meeting minutes as presented.

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

Christian Cisco rearranged the agenda to move the Daylily Subdivision application to be next.

### **Teton County Subdivision application for Daylily Subdivision within Victor's AOI**

Kim Kolner gave staff comment regarding the project location, project configuration, and contents of the city's draft comment letter.

Discussion followed regarding the road surface, contents of the proposed letter, and the county's considerations of city comments.

A motion was made by Carl Kohut and seconded by Kristi Aslin to direct staff to send the drafted letter labeled as Exhibit 1 regarding the Daylily Subdivision to Teton County as written.

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

### **SD2021-11 Concept Plan Application for Mountainside Village Phase 5**

Kim Kolner gave staff comment regarding submittal requirements, application materials, the upper pressure zone, code requirements, hillside zone compatibility, and alternative proposals.

Robert Hood, City Engineer, gave comment regarding the upper pressure zone.

Discussion followed regarding hillside zone applicability, the upper pressure zone, Kendal Jolley's water pressure, skylining, master plan applicability, the neighborhood meeting, and contents of the staff report.

Christian Cisco opened the meeting to public comment.

Kendall Jolley made public comment regarding water pressure, parking on Old Jackson Highway.

Nathan Carey made public comment Regarding applicability of the hillside zone.

Esther made public comment Regarding the layout of roads, access to Old Jackson Highway, and proximity to Kimball Canal.

Boots Knighton made public comment regarding mule deer use of the area, and traffic impacts.

Carl Osterberg read a public comment from Holly Bender submitted late regarding wildlife, density and hillside regulations.

Larry Thal, the applicant, made comment regarding his project team, the original master plan, history of mountainside village, and septic feasibility.

Kent Werlin, representing the applicant, gave comment regarding the natural resource study and management plans.

Bob Ablondi, representing the applicant, gave comment regarding the road design, water system design, septic advantages, and hillside slopes.

Christian Cisco closed the public comment.

The Commission deliberated. They also noted that the Commission did not support removing or not zoning the subject property HS-Hillside Zoning at the time of the code amendments for its creation.

A motion was made by Kristi Aslin and seconded by Matt Thackray to approve the application with conditions as described in the staff report and application materials for the meeting date of May 19, 2022.

Christian Cisco called for the vote. Carl Kohut voted opposed. The motion carried.

#### **SD2021-12 Concept Plan Application for Mountainside Village Phase 6**

Kim Kolner gave staff comment regarding similarities and differences to the previously heard application.

Discussion followed regarding merits of the application, and net density.

Christian Cisco opened the meeting to public comment.

Janine Jolley made public comment regarding water pressure, HOA regulation enforcement, and parking on Old Jackson Highway.

Jonah Sloven made public comment regarding the plan for the farm, and difficulty not living on site.

Christian Cisco closed the public comment.

Larry Thal, the applicant, gave comment regarding the amount of Lots in Mountainside Village.

A motion was made by Carl Kohut and seconded by Matt Thackray to approve the application with conditions as described in the staff report and application materials for the meeting date of May 19, 2022.

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 the code enforcement officer, the city council dashboard, status of previously heard applications, a four-way stop sign at the Baseline and Elm intersection.

**Calendaring.** The next regular commission meeting will be June 16, 2022.

**Adjourn.** A motion was made by Carl Kohut 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 9:57 P.M.



---

Kim Kolner  
Planning & Zoning Administrator



[Christian Cisco \(Jul 1, 2022 11:11 MDT\)](#)

---

Christian Cisco,  
Planning & Zoning Chairman

Minutes: Carl Osterberg, 6/2/2022