

PLANNING & ZONING COMMISSION PROCEEDINGS

June 16, 2022

VICTOR, IDAHO

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

Planning & Zoning Commission: Matt Thackray, Carl Kohut, Christian Cisco, Kristi Aslin, Ben Winship

Staff: Kim Kolner

Public: Tom Elbert, Rob Pitts, Marian Ruzick, John Simms, Eric Kreitzer, Trish Rich, Aaron Danz, Doug Johnson, Janyce Johnson, Adriana Corona Bardomiano Vazquez, Greg Buchko, Corey McGrath, Cindy Riegel

Approval of Minutes from the May 19, 2022 Meeting. A motion was made by Kristi Aslin and seconded by Carl Kohut to approve the May 19, 2022 corrected meeting minutes.

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

SD2021-07 Preliminary Plat Application for Twin Slides

Kim Kolner gave staff comment regarding submittal requirements, application materials, code requirements, and reviewed city engineering comments.

Discussion followed regarding development access, phasing, public improvements, and the development agreement process.

Prior to public comment, Rob Pitts, the applicant, gave comment regarding a traffic study, the number of proposed lots versus unbuilt lots on the neighboring Settlement subdivision, progress of easements, and construction traffic using Settlement Drive.

Christian Cisco opened the meeting to public comment.

Cory McGrath made public comments regarding fiscal analysis, traffic study and connection to pathway.

Ky Carsons made public comments regarding lot access issues, highway access, traffic study as it relates to Settlement Drive, roll off parking issues with the adjacent soccer field, and an existing easement north of the tree farm.

Christian Cisco closed the public comment.

The commission deliberated over the issues of access and phasing of the development.

A motion was made by Kristi Aslin and seconded by Ben Winship to require the creation of a construction access road along Justin Ave. as a condition to the approval.

A motion was made by Matt Thackray and seconded by Ben Winship to approve the application with conditions as described in the staff report and amended in the meeting and application materials for the meeting date of June 16, 2022.

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

LU2022-04 Esh Rezoning

Kim Kolner gave staff comment regarding the application, outlined the staff report and explained the future intention of CUP for cabin rentals.

Jon Wylie, the applicant, fielded questions from the commission.

Carl Kohut asked about employee housing and other housing needs.

Ben Winship asked about the applicant's openness to the dedication of open space, to which the applicant responded affirmatively.

Discussion followed regarding seasonal use prospects.

Christian Cisco opened the meeting to public comment.

Paul Clementi made public comment regarding the need for the use given its distance from downtown, and the impact of the use on the property of adjoining neighbors.

Ron Greg made public comment regarding the effect of the current zoning on property values and daily rentals.

Marian Gusavich made public comment regarding water pressures, notice of the application, short-term rentals, and the Homeowner's Association.

John Sims made public comment regarding the proposal's proximity to downtown, impact on the employment climate, as well as concern that the water service easement through his adjoining site could not support commercial use.

Greg Buchko made public comment regarding the conformity of the application with the corresponding approval standards, specifically concerning neighborhood character and the comprehensive plan land use designation.

Eric Krietzer made public comment expressing concern regarding potential noise and property value impact, as well as the need for the intended future use and need for rezoning to accommodate the intended future use.

Doug Johnson made public comment expressing concern regarding potential noise and the need for low-cost housing.

Janyce Johnson made public comment regarding the need for the intended future use as well as concerns about potential noise.

Molly Grove made public comment regarding the need for rezoning and the need for the intended future use.

Cindy Riegel made public comment about the enforcement of CUPs, the impact of a commercial use in a residential area, and the need for a rezone.

Christian Cisco closed the public comment.

The commission deliberated. Kristi Aslin expressed her belief that, extrapolating from experience with hotel occupancy, the development would require 4-5 employees with one living on-site, and that there was no need for this use at this location.

Carl Kohut discussed the compatibility with the intended future use and the lot's current existing zoning.

Matt Thackray discussed the land development code in relation to the application.

Ben Winship concurred that there was no need for the proposed use at the proposed location.

A motion was made by Ben Winship and seconded by Kristi Aslin to deny the application.

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 new location of Victor City Hall and offices.

Calendaring. The next regular commission meeting will be TUESDAY July 19, 2022.

Adjourn. A motion was made by Matt Thackray 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 9:36 P.M.



Kim Kolner
Planning & Zoning Administrator



[Christian Cisco \(Jul 21, 2022 13:44 MDT\)](#)

Christian Cisco,
Planning & Zoning Chairman

Minutes: Kimberly Kolner, 6/29/2022








Planning and Zoning 6-16-2022

Final Audit Report

2022-07-21

Created:	2022-07-20
By:	Kimberly Kolner (kimberlyk@victorcityidaho.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAmo09geQ1mYRIJt0svx3XcPY73dvJyZ1d

"Planning and Zoning 6-16-2022" History

-  Document created by Kimberly Kolner (kimberlyk@victorcityidaho.com)
2022-07-20 - 9:11:01 PM GMT- IP address: 207.183.180.170
-  Document emailed to Christian Cisco (ccisco4@hotmail.com) for signature
2022-07-20 - 9:11:31 PM GMT
-  Document emailed to Kimberly Kolner (kimberlyk@victorcityidaho.com) for signature
2022-07-20 - 9:11:31 PM GMT
-  Document e-signed by Kimberly Kolner (kimberlyk@victorcityidaho.com)
Signature Date: 2022-07-20 - 9:11:37 PM GMT - Time Source: server- IP address: 207.183.180.170
-  Email viewed by Christian Cisco (ccisco4@hotmail.com)
2022-07-21 - 7:42:18 PM GMT- IP address: 174.204.20.67
-  Document e-signed by Christian Cisco (ccisco4@hotmail.com)
Signature Date: 2022-07-21 - 7:44:04 PM GMT - Time Source: server- IP address: 174.204.20.67
-  Agreement completed.
2022-07-21 - 7:44:04 PM GMT