

## PLANNING & ZONING COMMISSION PROCEEDINGS

July 19, 2022

VICTOR, IDAHO

The Victor City Planning and Zoning Commission met in regular session in the Chambers of City Hall located at 138 N Main Street at 7:06 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: Randy Blough, Zach Smith

**Approval of Minutes from June 16, 2022 Regular Meeting.** A motion was made by Kristi Aslin and seconded by Matt Thackray to approve the June 16, 2022, regular meeting minutes as amended per the discussion. Christian Cisco called for the vote. The vote showed all in favor. The motion carried.

**Public Hearing: SD2022-10 Alpine Meadows Subdivision Variance & Plat Amendment.** Kim Kolner, Planning Director, confirmed that proper notice has been given and that all supporting materials are present and complete. No board members wished to declare a conflict of interest. Kim Kolner made staff comment regarding the application for a plat amendment approval on the prior plat approval known as Alpine Meadows Subdivision, as well as a variance. Kim stated that this plat amendment proposes to adjust 3 lots into 6 residential townhome units. The variance is requested to accommodate a 52% build-to zone coverage, rather than the approved 62% and minimum required 60%, resulting from an error during construction, for Lots 6 and 7 built as site. A variance is also being requested for Lot 1, wherein the entire northern frontage is outside the build-to-zone in order to place the building in a way consistent with adjacent units. These lots are identified by parcel numbers: RPB00910000010, RPB00910000060, RPB00910000070. Kim outlined the proposed conditions and the reasoning behind adding them.

The realtor, Zach Smith on behalf of the applicant presented on the error that happened during construction causing the need for the variance request. He also explained the difference between a condo plat and the subject plat amendment and explained why the current application was preferred. Zach also explained that from a real estate sales standpoint the housing product being produced has been successful and desirable and the applicant would like to continue with the same design for these lots.

Matt Thackray asked about certificate of placement and if that should be a requirement during the building permitting process to avoid the needs to these variances in the future.

Christian Cisco opened public hearing.

Racheal Dunlop made public comment regarding the additional parking required by the HOA and where that would be located.

Randy Blough on behalf of the applicant explained potential locations within the site for additional parking.

Cisco Christian closed the public hearing.

A motion was made by Ben Winship and seconded by Kristi Aslin that having concluded that the criteria for approval of a significant major plat amendment found in Title 10, Article 14.10.3.D.2, and the criteria for approval of a variance found in Title 10, Article 14.7.13.B have been met, to approve the plat amendment for Alpine Meadows Subdivision and the variance of the build-to-zone as described in the application materials submitted on May 16, 2022, and subject to the Conditions of Approval in the staff report and below, for the public meeting date of July 19, 2022. Christian Cisco called for the vote. The vote showed all in favor. The motion carried.

**Conditions of Approval:**

1. The applicant shall be solely responsible with compliance to these conditions of approval, all applicable development requirements, all federal state local laws, and all previous land use decisions and the associated conditions rendered for this project site location.
2. Any corrections noted by the County Engineer shall be corrected on the Final Plat drawings prior to obtaining signatures for recording of the Final Plat.
3. No street parking or new parking pads are allowed to be located on the south side of Alpine Trail, north of Units 40 and 41 of Lot 6 and Units 42 and 43 of Lot 7.
4. No street parking or new parking pads are allowed to be located on the east side of Alpine Trail, west of Units 31 and 32 of Lot 1.

**Planning Department Updates.** Kim Kolner, Planning Director, reported on the new City Hall offices. Christian Cisco asked about the Remediation Agreement with Trail Creak Crossing LLC. Kim Kolner provided an update of the process and status of the requirements. Christian Cisco also asked about the City’s plan and process for AOI negotiations now that Teton County has adopted the update to their Land Development Code.

**Calendaring.** The next regular commission meeting will be on August 18, 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 7:46 P.M.



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Kim Kolner  
Planning & Zoning Administrator



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Christian Cisco,  
Planning & Zoning Chairman

Minutes: Kimberly Kolner, 7/20/2022