

PLANNING & ZONING COMMISSION PROCEEDINGS

October 20, 2022

VICTOR, IDAHO

The Victor City Planning and Zoning Commission met in regular session at the City Council chambers at 138 N Main St, Suite 201 at 7:04 P.M. Upon roll call the following were found to be present:

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

Staff: Kim Kolner and Nolan Grunski

Public: Wade Williams and Carrol Nowakowski

Approval of Minutes from the July 19, 2022 Meeting.

A motion was made by Kristi Aslin and seconded by Ben Winship to approve the July 19, 2022 meeting minutes with the corrections of typos. The vote showed all in favor. The motion carried.

Public Hearing: LU2022-07 – 259 W Center St. – Creek Center LLC – Variance Application

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 gave staff comment regarding the variance of the build-to setbacks and maximum setback requirements, paving requirements for parking and driveway, and development in the 100-foot riparian buffer to Trail Creek on the property identified by parcel numbers: RPB00870110240.

Matt Thackray inquired about the initial building placement and accessory approval.

Wade Williams, applicant, provided comment and entered discussion with the commission.

Christian Cisco inquired about the nature of intended commercial use. Karl Kohut inquired about the building foundation.

Chairman Cisco opened public comment.

Carrol Nowakowski, member of the public at 224 W Birch made comment about the riparian buffer zone.

Public Comment was closed, and Commissioner discussion began.

Matt Thackray expressed concern over approval process after building placement, the nature of storage container in the Center St Gateway, the classification as a shopfront house, and possible future uses.

Kristi Aslin inquired about the building aesthetic, the ability to modify the façade, and the applicability of the variance to potential future uses.

Wade Williams, applicant, commented on application process for original building permit, good faith understanding, and structural engineering.

A motion was made by Carl Kohut and seconded by Kristi Aslin to approve the variance subject to conditions. Approval shall be conditioned on the planting of one(1) understory tree and one(1) shade tree along the north elevation of the building.

Christian Cisco called for the vote. The vote showed Carl Kohut, Kristi Aslin, Ben Winship, and Christian Cisco in favor, Matt Thackray opposed. The motion carried.

Public Meeting: BP2022-62 - 259 W Center - Creek Center LLC - Site Plan and Design Review

Kim Kolner gave staff comment regarding the proposal to consider an application for site plan and design review.

Ben Winship inquired about awning the material.

Wade Williams, applicant, gave comment about the building and future intent with site.

Discussion followed on the exterior color and signage.

A motion was made by Carl Kohut and seconded by Ben Winship to approve the site plan subject to conditions. Approval shall be conditioned on the installation of a permanent seasonal sign within 5 feet of the existing bike path, and that the applicant pursue approval of a color scheme from the Design Review Committee.

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

Public Hearing: LU2022-08 – Land Development Code Amendment – Art 11.3.5

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 gave staff comment on the administrative need for this amendment, which updates section 11.3.

A motion was made by Kristi Aslin and seconded by Matt Thackray to recommend approval of the amendment as discussed and prepare for public hearing before City Council.

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

Planning Department Updates. Kim Kolner provided planning department updates.

Calendaring. The next regular commission meeting will be November 17, 2022.

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 9:22 P.M.

Kimberly Kolner

Kim Kolner

Planning & Zoning Administrator

Minutes: Nolan Grunski, 11/1/2022

Christian Cisco

Christian Cisco,

Planning & Zoning Chairman







Planning and Zoning 10-20-2022

Final Audit Report

2023-01-30

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