

PLANNING & ZONING COMMISSION PROCEEDINGS

December 15, 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 7:12 P.M. Upon roll call the following were found to be present:

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

Staff: Nolan Grunski. Kim Kolner called in remotely.

Public: Larry Thal and Krissy Albert. Bob Ablondi, Kent Werlin, and Richard Thal called in remotely.

Approval of Minutes from November 17, 2022 meeting

A motion was made by Ben Winship and seconded by Kristi Aslin to approve the November 17, 2022 meeting minutes with the corrections of typos. The vote showed all in favor. The motion carried.

Public Hearing: SD2022-17 –545 Victor Cemetery Rd – Mountainside Inc. – Preliminary Plat

Nolan Grunski, Associate Planner, confirmed that proper notice has been given and that all supporting materials were present and complete. No board members wished to declare a conflict of interest. Nolan Grunski provided a brief summary of the proposal.

Christian Cisco inquired about the procedural difference between a Full Plat, Preliminary Plat, and Final Plat.

Ben Winship inquired about the status of Lot 40, which is indicated on the proposal as below the minimum lot size standards.

Larry Thal, applicant, provided an overview of the proposal in a proposal.

Bob Ablondi, engineer, gave comment about the infrastructure of the proposal.

Kent Werlin, engineer, gave comment about the natural resource analysis associated with the proposal.

Christian Cisco opened public comment.

Commissioners discussed public comment received in writing.

Public comment was closed, and Commissioner discussion began.

A motion was made by Ben Winship and seconded by Kristi Aslin to recommend approval of the Preliminary Plat for Phase 4 of the Mountainside Village Subdivision as described in the application materials submitted on October 21, 2022, and subject to the Conditions of Approval in the staff report for the public meeting date of December 15, 2022, with the added condition that Lot 40 be adjusted to conform to the minimum lot size requirement prior to approval of the Final Plat. The vote showed all in favor. The motion carried.

Public Hearing: LU2022-09 – 545 Victor Cemetery Rd – Mountainside Inc. – Variance

Nolan Grunski, Associate Planner, confirmed that proper notice has been given and that all supporting materials were present and complete. No board members wished to declare a conflict of interest. Nolan Grunski provided a summary of the proposal.

12/15/2022 Meeting Date

Larry Thal, applicant, gave an overview of the variance request, pertaining to the preservation of solar envelopes consistent with the rest of the development.

Christian Cisco opened public comment.

Public comment was closed, and Commissioner discussion began.

A motion was made by Carl Kohut and seconded by Kristi Aslin to approve LU2022-09 for reduction of setbacks as described in the application materials submitted on October 24, 2022, with the exception of lots 1, 2, and 3 as shown in the shading study on the preliminary plat drawing of phase 4 and subject to the conditions of approval in the staff report for the December 15, 2022 public hearing. 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 January 19, 2022

2023 Meeting dates. 2023 meeting dates were presented. The standard meeting dates are the third Thursday of each month. Exceptions were made for the months of July and December, where the dates were proposed for July 18, and December 14 respectively. The Commission directed staff to post the 2023 meeting dates as presented.

Adjourn. A motion was made by Ben Winship 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 8:56 P.M.



Kim Kolner
Planning & Zoning Administrator



Christian Cisco (Jan 30, 2023 10:36 MST)

Christian Cisco
Planning & Zoning Chairman

Minutes: Nolan Grunski







Planning and Zoning 10-20-2022

Final Audit Report

2023-01-30

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