

CHAPTER 1

VISION AND GOALS

There are several specific purposes achieved by adoption of the City of Victor Comprehensive plan:

- To meet the requirements of the Local Land Use Planning Act, Idaho Code, Title 67, Chapter 65.
- All individuals and government agencies whose duties, responsibilities or activities related to matters covered by the plan should use the plan.
- The Plan is not intended to, and does not, rezone any parcels or lots, take any land for public purposes, cloud the title to any property, or require any land to be transferred to any person or entity.
- The Plan is not precise and does not show the exact outline of zoning districts or the exact location of future streets or public facilities. The plan shows the general location, character, and extent of land use patterns. Established laws, ordinances, and procedures make specific consideration and determinations.

The Plan is not to be regarded as regulation but is to be used as a planning tool to assist governing bodies in moving in the direction that the community has determined is the most orderly and beneficial. See Idaho Code § 67-6508.

A zoning ordinance is a detailed list, by zoning category, of allowed uses not requiring permits and other uses that require a permit. See Idaho Code § 67-6511.

This plan presents background information in a conversational style, without footnotes, methodological explanations, or numerous statistical tables. Certain details are included in appendices and the “Resources” section lists the principal sources of data used.

PLANNING AREA

The City of Victor Comprehensive Plan shall have jurisdiction over all the lands within the incorporated area of the City as well as the Area of City Impact. It is the intent of the City to work closely with County government in coordinating this municipal plan into the larger coordinated Countywide Comprehensive Plan.

LAND-USE AREAS

- **Commercial**– areas where businesses that buy, sell, and distribute merchandise are desired.
- **Residential**- areas where it is desired that people live and locate their homes.
- **Agricultural**- areas where land is used to cultivate soil, produce crops, and raise livestock.
- **Light Manufacturing**- areas where processing, generating, and manufacturing businesses are desired.

The City seeks to support property rights for each landowner and to optimize efficiency and good planning in future infrastructure extension.

COMPREHENSIVE PLAN GOALS

- **GOAL** statements are expressions of desired outcomes. They are broad directions that establish ideal future conditions toward which policies are oriented.
- **POLICY** statements are expressions of principles that, when followed, will achieve a goal.
- **IMPLEMENTATION ACTIVITIES** are a non-exhaustive description of strategies to implement policies to achieve goals.

The Comprehensive Plan is legally intended to be a guide for governmental bodies-not a law that must be adhered to in the most stringent sense. However, state law requires that zoning “...*be in accordance with the adopted comprehensive plan...*”

The plan therefore becomes binding to an extent, though revisions can be made in accordance with the *Idaho Local Land Use Planning Act*.

The land use map of the plan and the relevant text should be referred to for each issue. Although the land use map designates the basic type of land use to be permitted in an area, the text will give further information regarding densities intended for the types of land use, ideal extent of particular zones, and other information that cannot be shown on the map.

The Plan may be amended as needed. Factors that necessitate changes to the plan are growth, changing conditions, and various decisions made by the City over time.

When considering an amendment to the plan, decision-makers should ask themselves:

“Have conditions changed so that the plan does not reflect the City’s preferred development patterns or its current goals?”

If this question cannot be answered affirmatively, any amendment should be considered with caution.

All interested citizens are encouraged to recommend potential amendments to this plan at any time. All requests will be carefully considered and citizen input and participation in the process is encouraged.

The Comprehensive Plan is meant to be a consensus-building document where the values and visions of our residents are communicated to those that do not understand the history or context of life in City of Victor.

This Comprehensive Plan is an expression of Victor’s goals, ideas, and objectives, for community and economic development. The Comprehensive Planning Committee has adopted the vision of the Community Action Team which identified a leadership vision for the future.

The **"VISION STATEMENT"** defines our long-term dreams. It is what we constantly strive to attain, and it becomes the reason for being.

VISION STATEMENT

We the people of Victor are proud to be a community that we call home.

We will achieve our vision through a healthy economy, strong businesses, vital and cohesive neighborhoods, and extensive recreational and cultural opportunities.

We will preserve our City’s friendly, hometown atmosphere and celebrate the diversity of its people.

MISSION STATEMENT

The Comprehensive Planning Committee has adopted the Mission Statement that the Victor Community Action Team previously developed. This statement articulates a MISSION of what we intend to accomplish; it articulates our focus for the community, and the objectives we will work towards.

"The City of Victor will facilitate economic and tourist development, manage growth and promote fairness, responsiveness and accountability in our community."

VALUE STATEMENTS

The Comprehensive Plan Committee adopted the Community Action Team value statement that will guide our leadership actions as we implement this Comprehensive Plan.

-We value the safety of our citizens:

- a) Feeling safe is important to us.*
- b) Pathways are important to us.*

-We value and respect the diversity of our citizens

-We value community interaction through sports, arts, and entertainment:

- a) Arts in the park*
- b) Amphitheater development*
- c) Soccer and hockey*
- d) Recreation center*

-We preserve the right of access to recreational opportunities:

- a) Hunting*
- b) Fishing*
- c) Availability of trails*

-We value a vibrant downtown:

- a) Pedestrian friendly*
- b) Clean*
- c) Action/ activity*

-We value fiscal responsibility for the City.

-We value clean air and clean water:

a) We encourage businesses in the City that protect this value.

-We value tourism

a) Encourage Parking/ RV amenities

b) Information center and business signage, good area maps.

c) Bathrooms and public facilities

STRATEGIC OPPORTUNITIES

The heart of this plan lies within Strategic Opportunities identified as Goal and Policy Objectives. There is high agreement among community leaders and City staff about achieving the identified Goals and Policies.

Additionally, the work over the last eight years validates the Community Fair held in 1997 where citizens came together to lay out a course of action for the City of Victor.

Community input appears to be in alignment with the direction of the City Council and Planning and Zoning Commission's current thinking. There is a high degree of consensus in regards to the planning objectives identified in this plan.

THE FUTURE: "WHERE DO WE WANT TO BE?"

COMPONENTS OF THE PLAN

As required by the Local Land Use Planning Act, the Plan includes provisions from analysis and discussion of information, data and trends pertaining to the following 13 components:

- Community Design
- Housing
- Property Rights
- Population

- School Facilities and Transportation
- Economic Development
- Land Use
- Natural Resources
- Hazardous Areas
- Public Services, Facilities, and Utilities
- Transportation
- Special Areas or Sites
- Implementation

COMMUNITY DESIGN

THE VIEW FROM PINE CREEK PASS

Victor lies within the morning shadow of the Tetons. If you take the time to look, you will see the Snake River Range rising south, from the marshes and fields of the valley to the ridge beneath you feet, and your eyes will follow the forested slope of the Big Hole Mountains up to the western skyline. Within this broader view are farmsteads and open sagebrush slopes where elk winter, fields punctuated by cottonwoods where streams wind through, the wide-street village, and willowy wetlands pastures. It is a view of balance, where the works of men and those of nature have crated a unique sense of place.

The purpose of this plan is to maintain that sense of place.

COMMUNITY DESIGN MISSION STATEMENT

"Guide private and public development toward the creation of a well-ordered and aesthetically pleasing community."

DISCUSSION

Good community design provides an attractive living environment and can also result in an orderly well-landscaped environment which increases real estate values, energy efficiency and livability, and promotes an attractive climate for economic development, business investment, and tourism.

The promotion of quality design is also an important component of implementing compact development, infill/redevelopment and mixed-use development concepts without sacrificing neighborhood livability. Landscaping, building design, signs and tree planting are all aspects of community design and are described in detail below.

LANDSCAPING

The City recognizes the importance of landscaping in helping make City of Victor an attractive place to live and work. The City encourages the installation, maintenance and

protection of trees, shrubbery and other landscape elements. Street trees within the cities and rural subdivisions provide shade to help cool buildings and conserve energy as well as enhance the visual appeal of a streetscape and create a pleasant environment for pedestrians and bicyclists.

Landscape buffers should be used between commercial and residential properties to provide visual separation and insulate residential areas from noise and visual impacts of commercial and light manufacturing development.

Front yards and side yards in residential areas should be landscaped except where driveways are present. To promote water conservation, low-water landscaping techniques (xeriscaping) are encouraged throughout the City.

SIGNAGE

Size, height, colors and illumination of signs should be regulated and in keeping with the character of the community. Signs should be designed and scaled to either a pedestrian- or vehicle-oriented environment depending on their location.

Sign regulations are intended to avoid unsafe placement and avoid visual clutter.

BUILDING DESIGN

Quality building design can contribute to livability, improved aesthetics and the sense of community identity. Therefore, the City should promote building design that is visually compatible with surrounding development and enhances the community in order to create and retain attractive neighborhoods and business districts. However, policies and programs should not stifle creativity, individuality or personal choice and should be reasonably related to health, safety and welfare issues of the community.

Design related policies should be as clear and objective as possible, but should also recognize that each neighborhood has special and unique characteristics so what is visually compatible in one location may be not be appropriate in another location.

PEDESTRIAN ORIENTATION

Pedestrian-friendly development is encouraged as an important aspect of community design. Walkable neighborhoods and commercial districts promote social interaction and are accessible to those who cannot drive.

The presence of pedestrians on the street adds vitality to neighborhoods and shopping areas and provides informal surveillance of public spaces. To create and/or retain a pedestrian friendly environment, special attention must be paid to streets as a shared public space.

Pedestrian friendly features include building entrances oriented to sidewalks rather than parking areas, a consistent edge of buildings along the streetscape, a variety of building styles, sidewalks separated from the road by planting strips and shade trees. It is also critical that motor vehicle speeds be scaled to facilitate parity between varied users.

DESIGN GUIDELINES

Design guidelines and/or design review should occur in special areas or situations to promote the creation or retention of an area’s unique characteristics. Design review could be required for a locally designated Downtown Historic District to make sure new development and exterior remodeling is consistent with the historic character of the district.

Design guidelines may be created for development for a Pedestrian Area Overlay to retain the pedestrian-friendly character of these areas. Development guidelines or standards could also be developed for new neighborhoods.

INFILL

Wherever infill and redevelopment occur, standards guiding infill and redevelopment, housing compatibility, and pedestrian improvements could be adopted to promote new development that is compatible with or enhances existing development.

PROPERTY MAINTENANCE

Properties should be maintained to be free of trash and litter and the accumulation of weeds or “deleterious growths.” Outdoor storage should be screened to hide unsightly objects. The City should prioritize repeated complaints and take strong enforcement action. The City Council should work closely with the City prosecutor and the Planning and Zoning Administrator in pursuing “willful violations” of the Zoning Ordinances. Unsightly properties should be prosecuted under available ordinances and health and safety issues eliminated.

GOALS AND POLICIES

COMMUNITY DESIGN GOALS
1. Evaluate development proposals in terms of size and scope and related community impacts.
2. Consider a Trail Creek pathway system to enhance the recreational opportunities for City residents.
3. Encourage innovation and excellence in design for development.
4. Control light pollution through proper lighting consideration.

Policy No. 1: Consider community design features that promote the health, safety, and good quality of life of the citizens of the City.

Policy No. 2: Encourage development of self-sustaining communities that maintain the rural lifestyle and good quality of life of the City.

Policy No. 3: Encourage development design that optimizes topography and promotes conservation of open spaces. Require each development to address concerns regarding roads, lighting, drainage, storm water runoff, landscaping, re-vegetation of disturbed areas, underground utilities and weed control.

Policy No. 4: Encourage beautification along transportation corridors entering and exiting City of Victor to provide a positive first impression.

Policy No. 5: Encourage beautification efforts and standards for design, develop code standards for property maintenance and landscaping.

Policy No. 6: Incorporate appropriate development standards and design regulations into zoning and subdivision regulations.

Policy No. 7: Regulate the use of signs to enhance public safety and aesthetic character.

Policy No. 8: Upgrade and maintain public spaces and facilities to improve community image by expanding landscaping and beautification programs.

Policy No. 9: Maintain, improve and expand the system of open spaces in the form of squares, greens, parks and greenways. Require the planting of street trees for new developments. Protect and maintain existing street trees and mitigate necessary tree removal.

Policy No. 10: Foster recognition, rehabilitation and preservation of historic sites and districts. See Special Sites.

Policy No. 11: Consider encouraging the development and use of neighborhood organizations.

Policy No. 12: Encourage attractive infill development that improves the quality and pedestrian orientation of established neighborhoods. These Neighborhood Plans should result in neighborhoods designed to: 1. Include sidewalks that are safe and convenient and streetscapes that are visually interesting. 2. Require buildings, whether residential, commercial, office or institutional, to be compatible in terms of scale.

Policy No. 13: Use design standards and incentives to ensure that new infill and redevelopment are compatible with established development.