

CHAPTER 7

LAND USE

INTRODUCTION

The purpose of this chapter is to provide an analysis of land use types, existing land covers and uses, and the suitability of lands for a variety of uses. Such uses include civic, public, or recreational use, agriculture, transitional agriculture, mineral exploration and extraction use, light industrial/heavy commercial use, commercial and mixed use, and residential use.

An Existing Land Use Map and a Proposed Land Use Map are included in this chapter. The Existing Land Use Map is a snapshot in time reflecting current land use at the time the map was prepared. The Proposed Land Use Map reflects suitable projected land uses on all land in the City.

The following land use related policies and goals, and the associated Proposed Land Use Map, are intended to establish principles to help guide future development.

OVERALL OBJECTIVE

To work with surrounding land owners and potential developers of residential, commercial and light manufacturing properties to make land available within the City for the orderly development of these uses to meet the employment and economic demands of the citizens of the City.

GOALS AND POLICIES

GENERAL LAND USE GOALS
1. To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.
2. Use appropriate techniques to buffer incompatible land uses.
3. To provide for appropriately located residential areas with an adequate variety of dwelling types and density ranges as needed to meet demand.
4. To encourage livability, creativity and excellence in the design of all future residential developments as well as to preserve the natural beauty and ecology of the City of Victor.
5. To encourage development in those areas of the City which provide the most favorable conditions for future community services.
6. City limit development proposals require consideration of adjacent county land uses.

Policy No. 1: Concentrate on serving areas currently served by roads and other public infrastructure.

Policy No. 2: Encourage urban growth for established neighborhoods.

Policy No. 3: Land Use categories should be arranged so that an efficient, harmonious and convenient pattern is produced, which has no mixtures of incompatible uses.

Policy No. 4: Developments of all types should be arranged to provide an adequate, but not excessive, amount of land for each use. Development should be located in accordance to provide suitability and adaptability of land. The intensity and type of land use should be related to, and limited by, the capability to provide adequate services to the area. Proper scaling of development is paramount.

Policy No. 5: Encourage compatible uses of floodplain areas, such as for agriculture or open space and recreation.

Policy No. 6: Discourage the use of unsuitable soils, areas and terrain as building sites. Preserve open spaces

Policy No. 7: Discourage the development of high-noise level installations in or near residential areas.

Policy No. 8: Encourage development of adequate sanitary sewer and storm drainage facilities, which protect existing and future land uses.

Policy No. 9: Discourage land uses which are detrimental to the long-term quality of the environment or which may be exploitative in nature. Encourage land use development, which contributes to improved quality of the environment.

Policy No. 10: Density of development should be tied to the concepts embodied in the Comprehensive Plan, which relate to the focus on higher densities within the City limits where existing community services may be expanded, and lower densities outside of those areas.

Policy No. 11: Health, safety, and welfare of City residents should be the primary consideration in making decisions relating to land use changes.

AREA OF CITY IMPACT

All agricultural uses within the Area of City Impact are considered as transitional-agricultural uses. While agricultural uses surrounding communities are tending to become non-economical, Victor is still of the size and inclination to allow these related uses within the Impact Area as long as it is economical to do so.

This use allows for the mixture of larger parcels and smaller parcels providing for a rural, low-density living atmosphere. These lands are considered to be in a changing environment where public facilities and services will be necessary before intensive urbanization should occur.

It is appropriate for heavier agricultural uses to occur outside of the City limits, and it is understood that such agriculture uses will continue in the City's Area of Impact as long as such uses are economically feasible. Citizens of Victor can be assured that the heaviest of agriculture uses, such as confined animal feeding operations (CAFOs), are regulated by Idaho Code 67-6529. Confined animal feeding operations would be allowed in the Area of Impact only if conditions are met that ensure the health and safety of Victor's citizens, and the preservation of the value and aesthetics of surrounding properties.

Preservation of the rural environment and lifestyle is very important to the residents of Victor, as noted in the September 2010 Envision Victor "Mind Map". The "Mind Map" indicated contiguous open spaces are important aspects of Quiet Places and Times and Recreation/Hunting, and supported maintaining agricultural areas for the purpose of Livestock/Agriculture.

TRANSITIONAL AGRICULTURAL LAND USE POLICIES

The Transitional/Agricultural land use is created to provide a transition between those areas in the county that are strictly agricultural and those areas that may be suitable for other types of development, yet still dependent and respectful of agricultural uses.

Policy No. 1: No lot will be developed without proper access to a public street or road (either directly, or by use of a private road meeting standards for ingress and egress and emergency response). Should such public street or road not be improved, it shall be the responsibility of the property owner whose property is being developed to improve the street or road to City standards.

Policy No. 2: All developments shall meet the minimum health and safety regulations set by Eastern Idaho Public Health (District Seven). Additional requirements and regulations will be established by the Zoning Ordinance.

Policy No. 3: The City of Victor should avoid "Parcel Based Annexation" where small tracks are annexed excluding other adjacent and likely to develop parcels. City will favor annexation in larger planning blocks where a business case can be established for extension of services. "Peninsular" and "island forming" annexations will not be considered smart growth under this policy.

Policy No. 4: It will be the policy of the City to value large contiguous agricultural tracts adjacent to the City limit and to discourage "leapfrog" type development that would isolate these larger tracts. The policy of the City is to recognize the value of ground that is in agricultural use.

MINERAL EXPLORATION AND EXTRACTION POLICIES

Policy No. 1: Mineral exploration and extraction shall not be permitted within the City of Victor.

Policy No. 2: Site recovery requirements should be established for all mineral extraction activities and reuse of sites for recreation and other public purposes encouraged.

HISTORICAL PRESERVATION POLICIES

Policy No. 1: Buildings, which have unique features and historic value, should be identified and preserved.

Policy No. 2: It is the policy of the City to support redevelopment that capitalizes upon the historic nature of the downtown core. Preservation of features such as historic buildings and sites including but not limited to the Historic Railroad Depot are strongly supported by the City. Preservation of community character including events and landscape features such as trees and natural landscapes such as Trail Creek are supported by this preservation policy.

Policy No. 3: Scenic Views, including protection of ridgelines and skylines, foothills and slopes, should be considered in approval of new developments. City policy is to support development that protects these important environmental and aesthetic considerations.

Policy No. 4: Preservation of the Trail Creek Flood Plain and other natural features of the City of Victor should be undertaken through planning, development controls and specific activities for future open space usage. This policy includes the development and protection of the wildlife winter range area to the southeast of Victor.

HOUSING AND RESIDENTIAL LAND USE POLICIES

Policy No. 1: Residential areas should be considered as a “neighborhood or community unit” for the purpose of providing suitable and appropriate dwelling units, religious institutions, open space-recreation areas, educational facilities, transportation facilities and other public services within the residential zones.

Policy No. 2: The residential “neighborhood or community” should be oriented towards pedestrian access and the street system should be designed to discourage rapid or through-vehicle traffic consistent with this plan.

Policy No. 3: Higher-density residential development and other uses which may serve an area larger than the “neighborhood or community” should be located near the central core of the communities with good central access to the major road system.

Policy No. 4: Subdivision design should consider solar orientation for each lot and/or building. Developments should maintain dimensional setbacks to preserve the vertical and horizontal human scale in a development.

Policy No. 5: Require builders to adapt designs to the site physical conditions and to correct site deficiencies before construction.

Policy No. 6: Landscaping, erosion control and flood hazard considerations should be fully provided for by builders in residential developments.

Policy No. 7: Encourage development of varied housing types appropriate to meet a wide spectrum of housing needs for the city.

Policy No. 8: Lots in the new residential areas, which are adjacent to arterial, collector or section line roads, should be platted to back up such roads.

Policy No. 9: Encourage high density residential development in areas within compatible commercial uses on major roads where adequate public facilities and services are available to promote increased “neighborhood or community” densities for support of future mass transportation systems.

Policy No. 10: Differentiate between areas appropriate for “medium-high” and “low-medium” residential development.

COMMERCIAL LAND USE

Commercial use in the City of Victor has traditionally been located along the state highways, and concentrated on Main Street and Center Street, serving the needs of agricultural uses, residents, and travelers alike.

During the 2009-2011 Envision Victor planning process the topic of commercial land use was discussed at public outreach events, which utilized keypad polling to gather public opinion. Over the course of four outreach events focused on how and where Victor should grow, 90% of respondents supported a higher concentration of commercial development and economic growth downtown, and 92% of respondents supported encouraging a greater mix of uses (residential, retail, office, etc.) downtown (*Appendix 4 – Envision Victor Final Report*). This opinion, combined with public input gathered across nearly 40 public events and meetings, was the basis for the five Envision Victor Community Values.

The Envision Victor values were adopted by Victor City Council as guiding principles; the five values Culturally Historic, Sustainability, Connected to Nature, Small Town Feel and Family Friendly each contain sub-values that support a strong, walkable, mixed use core with a variety of services or inversely, a protection of contiguous open spaces and agricultural land. These strong preferences, vocalized by the community, should be recognized in the Land Use chapter and accompanying Future Land Use Map.

Additionally, in April 2014 an online public input survey on land use was created as a tool to assess public opinion on land use and future land use. The survey was open for two weeks and was advertised online and in the Teton Valley News; 271 respondents took the survey.

- A vast majority of survey respondents (85-88%) support concentrating growth and commercial development in the core of Victor during the next 10 years. (Questions 1, 2, & 4)
- A vast majority of survey respondents (82%) feel that a site in downtown Victor (corner of Main & Birch) is most appropriate for a mixed use (commercial and residential) development, with 8% favoring a site along HWY 31 entering town and 10% favoring a site along HWY 33 on the north entrance to town. (Question 3)

- A vast majority of survey respondents (78%) would not like to see traditional “strip mall” type of development on any of the gateway entrances to town; 5% would like to see strip mall development on all entrances to town, 4% on the HWY 31 entrance to town, 12% on the HWY 33 entrance from Driggs, 4% from the HWY 33 entrance from Teton Pass. (Question 5)

- A vast majority of respondents (72%) felt having space for light manufacturing and heavy commercial is important to some degree for Victor’s growth, with 12% feeling it is extremely important, 28% feeling it is very important, and 32% feeling it is important. Another 22% felt it was somewhat important, and 6% felt it was not important at all. (Question 6)

- A majority (63%) of survey respondents felt that increasing the land available for light manufacturing and heavy commercial, as proposed on a map included in the survey, was acceptable, 23% were not in favor of increasing the land available for light manufacturing as proposed, and 14% responded “other” and gave comments. (Question 7)

DOWNTOWN REVITALIZATION POLICIES

Policy No. 1: Enhance safety and traffic control in downtown Victor.

Policy No. 2: Streetscape: Improve community appearance and pedestrian safety.

Policy No. 3: Parking: Improve on and off street parking and have adequate public parking.

COMMERCIAL LAND USE POLICIES

Policy No. 1: Commercial development which is compatible with, and will enhance the operation of the “neighborhood or community” centers, would be encouraged to develop in accordance with the comprehensive plan map.

Policy No. 2: General commercial activities should be developed within unified groupings of compatible commercial uses when ever possible.

Policy No. 3: Re-use and re-development of existing commercially-developed areas should stress correction of access, parking, congestion, design and signage problems through the planned use of unified groupings, common facilities and/or limited access points onto adjacent roads.

Policy No. 4: Commercial areas adjacent to existing highway-oriented areas, which stress unified grouping and common facilities with controlled access, are encouraged.

Policy No. 5: The provision of adequate off-street parking and traffic circulation in commercial areas should be required.

Policy No. 6: Beautification of existing commercial establishments should be encouraged to unify the “neighborhood or community” overall design image.

Policy No. 7: Commercial land use areas should be buffered from other uses by landscaping screening and/or decorative fencing to improve compatibility with adjacent uses and catch blowing debris.

MIXED (RESIDENTIAL/COMMERCIAL) LAND USE POLICIES

Policy No. 1: Individual lots for commercial purposes within high-density residential neighborhoods should be encouraged, unless residential incompatibility can be proven. Mixed use concepts to alleviate unwanted traffic and congestion and to allow residents to live-work-play in the downtown core is encouraged.

Policy No. 2: It is understood that the ground floor would be reserved for commercial use with housing, and/or office use, above and/or to the rear of the development.

Policy No. 3: Encourage affordable housing for the community.

LIGHT MANUFACTURING / HEAVY COMMERCIAL OBJECTIVES

It is the policy of the City to allow and encourage such development in the appropriate light manufacturing zones. The City will encourage the recruitment of clean light manufacturing that will compliment the City and our natural environment.

Light manufacturing use shall include light industries, small manufacturing plants, processing plants and other related business. Public and semi-public facilities compatible to surrounding uses shall be allowed.

No light manufacturing lot shall be developed without the proper access to a public street or road. Should such street or road not be improved, it should be the responsibility of the property owner of the property being developed to improve the street or road to City standards.

Off street parking, appropriate in scale to the light manufacturing use, shall be required. Curb cuts providing access to major City roads should be limited.

The City will encourage the grouping of light manufacturing uses in land developed as a light manufacturing park.

LIGHT MANUFACTURING / HEAVY COMMERCIAL LAND USE POLICIES

Policy No. 1: To encourage light manufacturing development and that it is located in appropriate areas of the City. It is the policy of the City of Victor to allow for increased job creation through assuring adequate light manufacturing lands to be designated on the City Land Use Map.

Policy No. 2: To set aesthetically pleasing standards, dealing with off street parking, landscaping, buffering from surrounding uses, streets and utilities.

Policy No. 3: To encourage environmentally safe light manufacturing development that is compatible to surrounding uses or to the community as a whole. Light manufacturing uses shall provide parking areas, access and traffic circulation with adequate paving, signage, lighting and landscaping to prevent congestion problems or the creation of a nuisance due to blowing dust, etc. Light manufacturing development should be permitted in or adjacent to residential only when appropriate buffering and other performance standards detailed in the land use code are met.

Policy No. 4: Take into account the transportation system, including ingress and egress into Public Street, resulting traffic flows and their impact based upon the light manufacturing use.

Policy No. 5: Light manufacturing uses shall be located in areas where problems of noise, odor, dust and glare will have minimal impact upon adjacent properties. Buffering should be applied where applicable.

Policy No. 6: The majority of light manufacturing uses shall be located where City services are more likely to be available.

OTHER LAND USES

The City shall establish land use categories for civic-public use, and parks-open space-recreation.

The City shall establish special land use categories to address unique characteristics of the land or environment. This shall include identifying federal public lands, floodplain areas, and areas of critical concern such as historical sites, geographic features, wildlife areas, and natural resource areas.

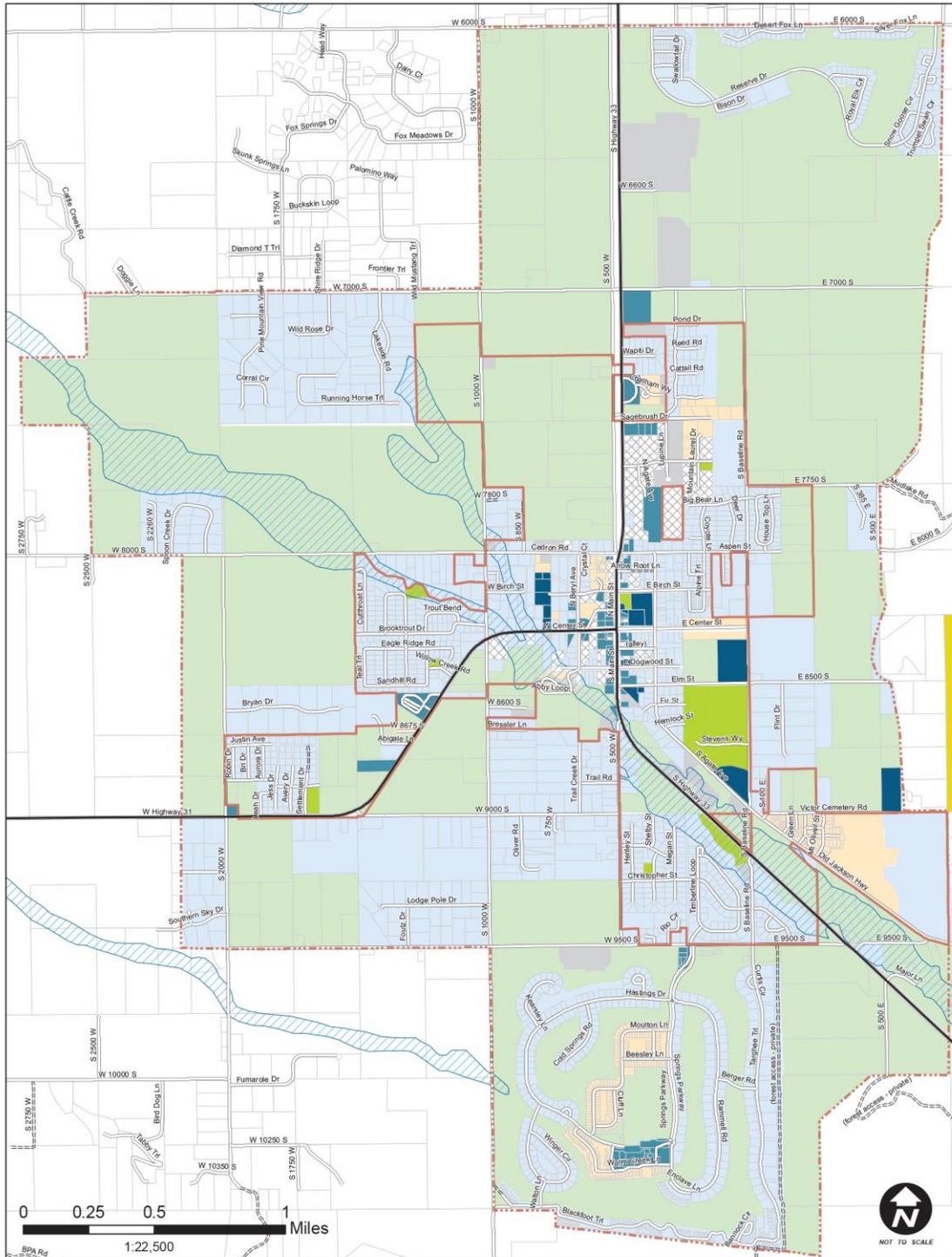
These are discussed more fully in the Natural Resources, Hazardous Areas and Significant Sites elements of the plan.

EXISTING USES

It is recognized that certain uses have existed prior to the establishment of land uses, which may not conform to the requirements of that land use. Such uses shall be allowed to continue to exist as a non-conforming use.



City of Victor Existing Land Use (2015)



Legend

Existing Land Use

- Vacant Land in Downtown Core
- Transitional Agriculture
- Low-Medium Residential
- Medium-High Residential
- Commercial
- Civic or Public
- Light Manufacturing
- Park/Recreation Area
- BLM

Roads

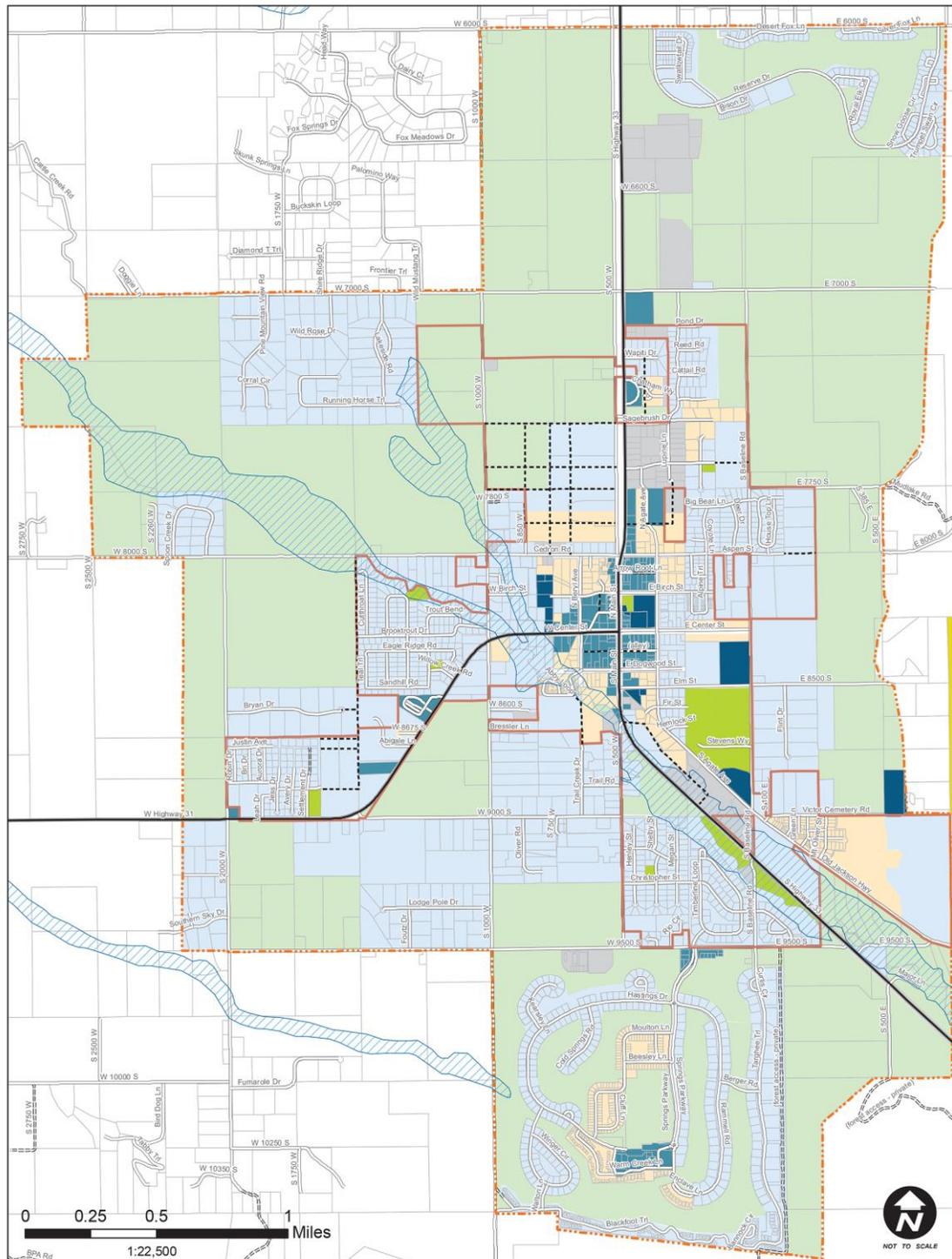
- State Highway
- Street
- Two-Track

Victor Boundaries

- Area of Impact
- Victor City Limits
- Parcels
- FEMA 100-yr Floodplain



City of Victor Proposed Land Use (2015)



Legend

Proposed Land Use

- | | |
|---|---|
|  Trans-Agriculture |  Light Manufacturing |
|  Low-Medium Residential |  Civic-Public |
|  Medium-High Residential |  Park/ Recreation Area |
|  Commercial |  BLM |

Roads

-  State Highway
-  Street
-  Two-Track
-  Proposed Road (Street, Service, Alley or Path)

Victor Boundaries

-  Area of Impact
-  Victor City Limits
-  Parcels
-  FEMA 100-yr Floodplain

Adopt