

PLANNING & ZONING COMMISSION PROCEEDINGS

AUGUST 23, 2016

VICTOR, IDAHO

The Victor City Planning and Zoning Commission met in special session in the Chambers of City Hall located at 32 Elm Street at 7:00 P.M. Upon roll call the following were found to be present:

PLANNING & ZONING COMMISSION: Brady Barkdull, Lynn Bagley, Mike O'Neill, Jen Fisher. Christian Cisco

STAFF: Jason Boal and Tyler Steinway

Chair O'Neill reviewed the meeting agenda.

Approval of Meeting Minutes. A motion was made by Christian Cisco and seconded by Brady Barkdull to approve the August 3rd meeting minutes as presented. Chair O'Neill called for the vote. The vote showed all in favor. The motion carried.

Public Hearing Concept Subdivision Plan – 40 S. Beryl

The Applicant, Bill Nisbet, is representing the owner, MLO, LLC, for the presentation. The Applicants main concern at the concept stage is the language and requirements for the townhome building type. Mr. Nisbet states that there should be no lot size for a townhome because the only private part of a townhome is the building footprint, everything else is common ground. Aside from the 14 townhomes, the applicant wants to restore the abandoned alleyway that would cut the block in half. Mr. Nisbet is proposing that, MLO, LLC, will pay for construction of half of the alleyway if the city will do the engineering, construction of the other half and maintain of the alleyway. Mr. Nisbet is proposing to abandon the irrigation easement that is in place to put in new water and sewer lines. Ally is going to be 18ft wide.

There is concern about where the location of the snow storage spot is, and wonders if there is a different location is more logical. The applicant wants to think about the snow storage location again.

Brady Barkdull's wants the applicant to clarify what change needs to be made to the building specifications in the code? Mr. Nisbet responds: There would be no minimum lot size or no lot at all; the lot size becomes the footprint of the building.

Staff report: this is the concept stage, if approved then it will go to the preliminary plat. That is where most of the heavy lifting occurs as far as easements and building designs.

Mike O'Neill: snow storage seems problematic. In addition, Mr. O'Neill wanted to know if there were going to be mailboxes or if the applicant was going to work with the post office to get more PO boxes put in? Lastly, Mr. O'Neill was curious if the housing frontages would be facing towards Beryl St. or if they would face inward towards the private drive.

Carl Meyer made a public comment; his support is neutral on the project but thinks that this project is too dense. Mr. Meyer wants to know if there are adequate utilities. Mr. Meyer missed most of the presentation but wanted to know that the green part of the concept design was. Is it hardscape or softscape? As the applicant explained earlier in the presentation that the middle green area was parking and the green space along the outside was softscape and snow storage area. The last questions Mr. Meyer had was where the access to a public street is and where the water lines were. The applicant addressed both of those questions in the presentation

A motion was made by Brady Barkdull and seconded by Jen Fisher to recommend support of the concept plan for 50 S Beryl St as described in the application submitted on July 23, 2016. Chair O'Neill called for a vote. Vote unanimous in favor. Motion carried.

Zoning Code Text Amendments- Public Hearing

Most of the amendments are improvements that were discussed last meeting.

Cottage court change – The main issue with this building type is the scale of the lot and the maximum number of units. Lindsey Love wrote a letter asking the PZC to change the number of lots from 5-9, to 3-10. This makes the building type more feasible. The PZC expressed concerns about the number of units and wondered if that number was arbitrary. Chair O’Neill has some concern for 10 units and the size of the courtyard and sense of ownership of the open space. Jason stated that there is a set ratio and based on the ratio that is how you determine the number of units. Raising the unit cap to 10 gives the opportunity to make the project a little more feasible. In addition, with the larger parcels, it becomes problematic to have the cap at nine because you could subdivide the land and make more money. The goal of this is to make it easier or to encourage more cottage court style developments. All members of the PZC are in favor of changing the number of units from 5-9 to 3-10.

Site modification of standards- This change allows an administrator to grant a little flexibility with things like street facing entrance, blank wall area, build to zone, ground floor elevation and transparency, so that the code doesn’t have to keep being amended. This means that the applicant would not have to go before the PZC to achieve the variance. There has to be reason cannot be arbitrary. It gives the administration the approval at the building permit level. If over 5000 SF the applicant would still go before the board. All members of the PZC are in favor of adding this article to the code.

Article 14 Subdivision process- In the current subdivision process the applicant needs signatures from all the residents in the subdivision in order to subdivide their parcel. Jason is proposing that if the plat was recorded before 1990 the lot owner would not have to get all other lot owner’s signatures in subdivision to sign off on the one time division. There is a minimum SF you can split a lot into. The goal is to make it easier for older subdivision to subdivide.

Temporary use- This change would take temporary use out of the land use code and put it in the public health code. These temporary uses are mainly for large gathering. This makes it easier for applicant to reserve a park. This way they would not have to come in front of PZC to present their idea to grant a temporary use permit.

A motion was made by Lynn Bagley and seconded by Jen Fisher to adopt the amendments in the zoning code that were talked about at the August 23rd PZC meeting. Mike O’Neill called for a vote. Passed unanimously. Motion carried.

Calendaring

September P&Z meeting – Tuesday, Sept. 20th

A motion to adjourn by Christian second by Lynn.