CITY OF VICTOR

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Victor Planning and Zoning Commission Findings of Fact, Conclusions of Law, Decision, and Order

REPORT DATE:	7/17/2024
MEETING DATE:	7/16/2024

The FILE NUMBER / NAME	BP2024-05 Site Plan Review & Design Review – Sherman Park Affordable Housing – Snavely Group		
APPLICATION TYPE	Site Plan Review & Design Review		
PROJECT APPLICANT	Snavely Group	PROPERTY OWNER	City of Victor
PROJECT LOCATION	3188 Elm St	PARCEL NUMBERS	RPB3N45E117200
ZONING DISTRICT	CX Commercial Mixed Use (Pending Development Agreement Approval: File LU2023-04	LAND USE ACTIVITY	Vacant Land

RECORD OF PROCEEDINGS

The Planning and Zoning Commission considered a proposal of this action item for the Site Plan Review & Design Review for an apartment complex which includes 4 structures with 90-units, 55-units of which will be restricted for workforce housing during their meeting on July 16, 2024. The applicant was also requesting a modification of standards to allow for building lengths to be 142' 6 1/8" for buildings A, C, and D and 238'6" for building B; and a modification of standards for build-to-zone to allow a minimum of 58% of building width on the primary street lot width and allow Building B to be set back off the Baseline/Agate intersection as requested in the applicant's July 1, 2024 modification request.

This application underwent a Site Plan Review [LDC Div. 14.6.10] & Design Review. [LDC Div. 14.6.11] before the Planning and Zoning Commission due to the proposed site improvement area being over 5,000 square feet, this procedure requires a public meeting in order to be approved. [LDC Div. 14.6.3]. Prior to the Planning and Zoning Commission considering the Site Plan and Design Review applications at its July 16, 2024 meeting:

- Snavely Group submitted a Site Plan and Design Review application on February 1, 2024 as part of the Sherman Park Workforce Housing Development.
- City Council held a public meeting on March 13, 2024, wherein the Council considered the Site Plan and Design Review application with the Design Development Plan and approved application BP2024-05 for Site Plan and Design Review.
- Following a request , BP2024-05 was then heard by the Planning and Zoning Commission. On May 9, 2024, the Planning and Zoning Commission held a public meeting where the Planning and Zoning Commission received presentations by city planning staff, the applicant, and heard public comments. The Commission voted to approve BP2024-05 with additional conditions as set forth in the Commission's May 14, 2024, Notice of Site Plan and Design Review Approval.
- On May 23, 2024, the Valley Advocates for Responsible Development (VARD) filed an appeal on the Planning and Zoning Commission's decision, which appeal was amended/supplemented on May 24, 2024. The appellant 'asserted that the Planning and Zoning Commission should have considered the length of the buildings as part of the review.
- On June 13, 2024, the City Council held a public meeting to consider the appeal. The City Council heard testimony from the appellant and from the applicant. After hearing testimony and deliberation the City Council voted to approve the appeal and remand the application (BP2024-05) back to the Planning and Zoning Commission.
- Pursuant to the City Council's order, on July 1, 2024, the applicant submitted updated materials along with a modification request and the item was added to the July 16, 2024 P&Z meeting agenda.

- Public Notification was completed on July 1, 2024, by the agenda being posted online and at City Hall. The following service providers were emailed notice.

  Service providers include:

City of Driggs	Teton County Joint Housing Authority	Teton County,
Teton County Fire	Idaho Transportation Department	Teton School Dist. 401
Fall River Electric,	Silverstar Communications	RAD Curbside
Trail Creek Irrigation	Teton Valley Trails and Pathways	City Attorney
Public Works		

- Service provider comment was received from the Teton County Joint Housing Authority only.
- On July 16, 2024, the Planning and Zoning Commission held a public meeting on BP2024-05, took testimony from planning staff, the applicant, services providers, and the public and voted unanimously to approve BP2024-05.

APPLICABLE CRITERIA

Listed below are some of the governing standards that shall apply:

- *Victor Land Use Development Code (LDC)*:
  - **Div. 2** Measurements and Exceptions; **Div. 5.2.** Commercial Mixed-Use (CX); **Div. 8** Building Types; **Div. 9** Special Districts; **Div. 10** Use Provisions; **Div. 11** Site Development; **Div. 12** Street and Public Improvements; **Div. 14.6.10** Site Plan Review; **Div. 14.6.11** Design Review
- *Victor Design Standards and Guidelines*
  - Articles 4 & 8
- *City of Victor Comprehensive Plan*

FINDINGS OF FACT

See Land Development Code Requirements: (Title 10, Articles 1, 2, 5, 8, 10, & 11 table below, which is incorporated into these Findings of Fact by reference.

The Planning and Zoning Commission having reviewed the project record, provided notice, and conducted the required public meeting does hereby find that the project does conform to applicable standards and criteria as set forth in Victor Municipal Code Title 10 as detailed in the approval criterial analysis for Site Plan approval [LDC Div. 14.6.10] & Design Review approval [LDC Div. 14.6.11] below . The Planning and Zoning Commission discussed and deliberated regarding the project's impact, design elements, modification requests, anticipated future use as a mixed market rate and deed restricted workforce housing project, and mitigation measures. The Planning and Zoning Commission also voted to approve the requested modifications because the unique character/shape of the site and due to the need to balance the character of the area and to create more open space on the site. After deliberation, the Commission found the project to be in conformance with the approval criteria for the following reasons:

Site Plan Review Criteria of Approval 14.6.10(B):

1. **The use is allowed in the respective zoning district, or the permits have been obtained.**

   The property is zoned CX, which allows multifamily residential uses as a permitted use (P) pursuant to LDC Section 10.1.2.

2. **The design complies with the specific standards of the Code without the granting of any variance.**

   The design complies with all applicable zoning standards and design standards and guidelines. No variance has been sought. The applicant has sought a modification to the zoning code's building length and build-to-zone standards pursuant to LDC § 14.6.12 and Section 1.05.G1 as detailed in a July 1, 2024 modification request. The modification request was granted by the Commission at its July 16, 2024 meeting on BP2024-05, which the Planning and Zoning Commission has the authority to grant pursuant to LDC § 14.6.12 and Section 1.05.G1.

Further, the Idaho Local Land Use Planning Act (specifically Section 67-6512(f)) allows for local zoning ordinances to allow for modifications to be granted to zoning standards as was done in this case. Because the design complies with the zoning standards and no variance was sought, criteria number 2 is satisfied.

3. **The design is compatible with adjacent properties in terms of location, scale, and site design characteristics.**

   As designed and conditioned, the project design is compatible with adjacent properties. The subject property was designated and identified by the City of Victor as the location for a workforce housing project with high-density multifamily buildings. The subject property's zoning, CX, supports the City's intended use of the property. The triangular shaped property has collector roads on two sides that create a natural buffer. The buildings on the property have been located on the subject property's collector street frontages in accordance with the zoning code and applicable design standards. The few structures in the vicinity of the subject property are large: Kolter Area to the north is approximately 32' tall and the structure is 105' x 240', and Grand Teton Brewery to the south is approximately 22' tall and 70' x 190'. The proposed height and dimensions of the project design are in scale with the surrounding properties and uses. Proposed accesses also are compatible with adjacent properties and pedestrian connectivity has been incorporated into the site design.

4. **Any adverse impacts resulting from the proposed design will be effectively mitigated or offset.**

   With the exception of the modifications outlined in Section (2) above, the proposed design complies with all applicable zoning and design review standards, which results no adverse impacts from design through compliance with applicable standards. To the extent the modifications to the build-to-zone and building length could be viewed as creating adverse impacts, such impacts are fully mitigated and effectively mitigated through the building design and landscape design. The scale and length of the buildings are addressed through the following design features: (1) the building facades are modulated into several smaller components, which are further articulated with porches, windows and balconies; (2) use of significant cornices, running trims and spandrel panels balance the vertical and horizontal expression of the buildings; (3) the exterior materials and color palate allow the structures to better blend into the surrounding area;(4) open spaces are located around the site to allow each building to be adjacent to a useable open space, in turn reducing the apparent mass of the buildings on the site; and (5) significant additional landscaping, including columnar aspens, has been added to the landscape plan to break up the building façades and provide addition depth and texture to the site overall.

5. **The city and other service providers will be able to provide sufficient public facilities and services including schools roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, while maintaining sufficient levels of service to existing development.**

   The design and site plan of the project as proposed allow the city and other service providers to provide sufficient public facilities and services to the project. This is a design review and site plan application; the allowed use and density are not within the purview of this application. This application and the project plans and design details were provided to all service providers and no comments or concerns of any kind were raised. The design complies all applicable standards to allow the provision of public facilities and services.

Design Review Criteria of Approval 14.6.11(D):

1. **The use is allowed in the respective zoning district, or the permits have been obtained.**

   The property is zoned CX, which allows multifamily residential uses as a permitted use (P) pursuant to LDC Section 10.1.2.

2. **The design complies with all applicable standards of the Land Development Code, including setbacks, parking, landscaping, specific use standards listed in Article 10.**

The design, as conditioned, complies with all applicable standards of the Land Development Code, including setbacks, parking, landscaping, specific use standards listed in Article 10 except for the modifications to the building length and build-to-zone standards as detailed in the applicant's July 1, 2024 modification request, which have been approved pursuant to LDC § 14.6.12 and Section 1.05.G1 of the Design Standards and Guidelines.

3. **The proposed development complies with all requirements of the City of Victor Design Standards and Guidelines located in Title 7, Chapter 3 of the Victor Municipal Code.**
   As set forth in the Staff Report for the Hearing Date of July 16, 2024, the project design, as conditioned, complies with all requirements of the City of Victor Design Standards and Guidelines located in Title 7, Chapter 3 of the Victor Municipal Code.

4. **Any adverse impacts resulting from the proposed design will be effectively mitigated or offset.**

   With the exception of the modifications outlined in Section (2) above, the proposed design complies with all applicable zoning and design review standards, which results no adverse impacts from design through compliance with applicable standards. To the extent the modifications to the build-to-zone and building length could be viewed as creating adverse impacts, such impacts are fully mitigated and effectively mitigated through the building design and landscape design. The scale and length of the buildings are addressed through the following design features: (1) the building facades are modulated into several smaller components, which are further articulated with porches, windows and balconies; (2) use of significant cornices, running trims and spandrel panels balance the vertical and horizontal expression of the buildings; (3) the exterior materials and color palate allow the structures to better blend into the surrounding area;(4) open spaces are located around the site to allow each building to be adjacent to a useable open space, in turn reducing the apparent mass of the buildings on the site; and (5) significant additional landscaping, including columnar aspens, has been added to the landscape plan to break up the building façades and provide addition depth and texture to the site overall.

Land Development Code Requirements: (Title 10, Articles 1, 2, 5, 8, 10, & 11)

Section	LDC Text or requirements	Site Plan proposal	Conformity
Please Note: The applicant is responsible for complying with ALL requirements of the Municipal Code. Review may only include sections of note that are a part of the standard review process or need attention by the applicant for the specific application process. This in no way exempts the applicant from any section not addressed in this review.			
Article 1	General Provisions		
Div. 1.1.5 Effective Date	This Land Development Code was adopted on November 18, 2015 and December 9, 2015 and became effective on December 17, 2015 (Ordinances 15-1118(2) and 2015- 1209(2); and last amended on January 31, 2024 (Ordinance O620).	As new development to be constructed after the adoption date of the LDC all requirements of the LDC as written shall be met.	This document outlines what requirements are satisfied, and which requirements are not shown on the site plan to be in compliance.
Article 2	Measurements and Exceptions		
Div. 2.3.2. Build-to Zone; Corner Lots	On a corner lot, a building facade must be placed within the build-to zone for the first 30 feet along the street extending from the block corner, measured from the intersection of the two right-of-way lines.	See diagram and modification request.	Modification granted

Div. 2.3.3. Build-to Zone; Uses Allowed	With the exception of parking spaces and outdoor storage, all structures and uses (including outdoor dining) allowed on the lot are allowed in the build-to zone.	No parking in BTZ.	Conforms
Div. 2.4.3.B Site Features	On a corner lot, nothing shall be erected, placed, planted, or allowed to grow in any such manner as to materially impede vision between a height of 2 feet and 8 feet above the centerline grades of intersecting streets bounded by the property lines of the corner lots on a line joining points along said property lines for 30 feet.	Clear site triangle is preserved.	Conforms
Div. 2.5.5 Height Plane	A height plane is required when RM-2, CX, or DX abut RC or RS. When abutting RC or RS, a building cannot extend into a 45-degree angular plane projecting over the subject property measured from a height of 35 feet at the side or rear setback line. One foot of additional setback is required for every foot of height above 35 feet until the maximum height of the district is reached.	N/A because no abutting RC or RS zoning.	Conforms
Div. 5.2.1 Intent	CX is intended to accommodate a broader range of residential and nonresidential activity than NX. To promote walkability and compatibility, auto-oriented uses are restricted. Building Types Allowed: Townhouse, Apartment, Live Work, Shopfront House, Single-Story Shopfront, Mixed Use Shopfront, General Building, Accessory Building	Four Apartment Buildings.	Conforms
Div. 5.2.2 Lot Dimensions	Lot: Apartment: 5,000 sf min. 50’ width min. Coverage: 80% max.	Lot: Approximately 3 acres Coverage 70% provided	Conforms
Div. 5.2.3 Building Placement	Building Setbacks: Primary street 0’ min/10’ max Side street 0’ min/10’ max Side interior 0’ or 5' min Rear 0’ or 5' min Rear, abutting alley: 4’ or 20’ min.	This is a leased parcel. In this case, setbacks will be measured from the City required lot split/subdivision application per the conditions of approval.	The applicant included a modification request for the build-to zone building width

	Build-to Zone (BTZ) Building façade in primary street BTZ (% of lot width): 70% min. – modified to 65% per Planning Administrator's approval. Building façade in side street BTZ (% of lot width): 30% min. --No parking in front or corner yards--	The Planning Administrator has granted a modification of standards (14.6.12.A.2.b) Agate Ave: 65% min Primary street lot width= 633'x 65%=411'min. Structures 142'6"+142'6"+85' = 370' 58% build-to percentage being proposed. Baseline Road: 30% min Side street lot width 511'*30% =153' min. Structures 142'6"+ 116'5"=258' 50% build to percentage being proposed.	percentage, which was granted. Conforms and modification granted.
Div. 5.2.4 Building Height	All Building: 40' max	33.4' building height, parapet 36'	Conforms
Article 8	Building Types		
Div. 8.10. Apartment	Ground floor elevation: 0' min. 120' max building length. Transparency: 20% min each story 35' max blank wall area Entrance must face primary street; 100' max entrance spacing along primary street. May have: awning/canopy, balcony, forecourt, porch, stoop	All façade transparency exceeds 20%. Entrances face Agate and Baseline. Entrances are spaced approximately every 47'. Awnings and balcony's present.	Conforms and modification for building length granted
Div. 8.18.2 Awning/Canopy	A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk. E. An awning/canopy must be a minimum of 9 feet clear height above the sidewalk and must have a minimum depth of 6 feet. B. An awning/canopy may extend into a primary or side street Setback. C. An awning/canopy may not encroach into the public right-of-way or dedicated easement.	Awning is 9' tall.	Conforms

Div. 8.18.3 Balcony	A platform projecting from the wall of an upper-story of a building with a railing along its outer edge, often with access from a door or window. E. A balcony must be at least 4 feet deep. B. A balcony must have a clear height above the sidewalk of at least 9 feet. C. A balcony may be covered and screened but cannot be fully enclosed. D. A balcony may extend into a primary or side street Setback. E. A balcony may not encroach into the public right-of-way or dedicated easement.	9'8" balcony height 6' 8 ¼" – 8' depth	Conforms
Article 10	Use Provisions		
Use Standards	Uses allowed by right include residential and commercial.	Residential uses proposed.	Conforms
Article 11	Site Development		
Div. 11.1.1 Applicability	A. New Construction Any new building or site improvement must comply with this Article. B. Additions 1. When an existing building, use or site is increased in gross floor area or outside use area by up to 50% cumulatively, this Article applies to the additional floor or use area only. 2. When an existing building, use or site is increased in gross floor area or outside use area by more than 50% cumulatively, both the existing building, use or site and the additional floor or use area must conform to this Division. C. Change in Use When the use of the building or structure is constructed or enlarged; when capacity of a building or structure is changed, or when the use of the building or structure is changed and such change creates an	11.1.2 Pedestrian Access 11.1.3 Vehicle Parking and Access 11.1.4 Curb Cuts and Driveways 11.1.5 Bicycle Access and Parking 11.1.6 Vehicle Queuing 11.1.7 Vehicle Loading	Conforms

	increase of 25% or more in off-street parking space requirements.		
Div. 11.1.2.B; Pedestrian Access; Required Pedestrian Facilities	1. Pedestrian access must consist of an accessible, easily discernible, and ADA-compliant walkway a minimum of 5 feet in width. 2. The pedestrian access surface located on private property must be paved with fixed, non-slip semi-pervious or impervious materials. 3. Pedestrian access routes between buildings and parking must be physically separated from drive aisles, except where required to cross a drive aisle. 4. Where a pedestrian walkway crosses a drive aisle, the walkway must have a continuous surface treatment across the drive aisle. 5. Pedestrian walkways must be designed and installed to allow for cross-access between abutting properties.	1. 5’ 2. Concrete. 3. Curbed at all required locations. 4. Sufficient surface treatment 5. Pedestrian walkway connection to neighboring ice rink provided.	Conforms
Div. 11.1.3.A; Vehicle Parking and Access (Minimum Parking)	Per table, for multi-family: min. 1 parking space per unit, maximum 3 per unit. 2 per 1,000sqft. Of commercial space.	102 spaces required. 134 provided.	Conforms
Div. 11.1.3.D; Accessible Parking	If off-street vehicle parking is provided, accessible parking spaces must also be provided in accordance with the requirements of the Americans with Disabilities Act (ADA).	5 provided, 5 van accessible.	Conforms
Div. 11.1.3.E.1; Parking Lot Layout and Design; Parking Access	a. All off-street vehicle parking must have direct access to a public right-of way through an alley, driveway, or permanent access easement. If an improved alley with a right-of-way of at least 18 feet in width is provided, all vehicle access must take place from the alley. b. All off-street vehicle parking areas must be designed to allow vehicles to enter and exit in a forward motion, except for parking associated with a detached house, duplex or attached house. An	a. conforming b. conforming c. conforming d. conforming	Conforms

	improved alley may be used as maneuvering space for access to off-street parking areas. c. All off-street vehicle parking must be designed so that vehicles enter or leave a parking space without having to move any other vehicle. d. All off-street vehicle parking must be arranged so that no vehicle is forced onto any public street, not including an alley, to gain access from one parking aisle to another parking aisle.		
Div. 11.1.3.E.2; Pedestrian Facilities	d. Pedestrian walkways must provide direct connections to building entrances from the spaces furthest from the entrance. e. Where a pedestrian walkway crosses a drive aisle, the walkway must have a continuous surface treatment across the drive aisle.	d. Sufficient pedestrian circulation e. Surface treatment provided	Conforms
Div. 11.1.3.F; Surfacing and Drainage	1. All off-street vehicle parking and loading areas must be graded and drained to collect, retain and infiltrate surface water on-site so as to prevent damage to abutting properties or public streets. 2. Curbing must have openings to allow drainage to enter and percolate through landscaped areas. 3. All off-street vehicle parking and loading areas, except for parking associated with a detached house, backyard cottage, duplex, or attached house, must be surfaced with concrete, asphaltic concrete, asphalt, or other paving material. Porous pavement material may be substituted for standard dust-free pavements subject to the approval of the City. Permitted materials may include, but are not limited to, grass, “grasscrete”, ring and grid systems used in porous or grid pavers.	1. stormwater and grading plan provided, conformity to be verified by public works. 2. Ribbon curbs present. Curbing to be approved by public works. 3. Conforming.	Conforms
Div. 11.1.3.G; Parking Space	See section for table; 90 degree parking: minimums of 18’ row depth, 24’ drive width, 9’ space width, 18’ space depth.	9x18 spaces. 24’ & 26’ drive width.	Conforms

and Aisle Specifications			
Div. 11.1.4.A; Curb Cuts	1. Unless approved or required by the Planning and Zoning Commission, a platted lot is only allowed one driveway access to a public street. 2. Unless approved or required by the Planning and Zoning Commission, the driveway for a lot with 2 or more frontages must connect to the street with the lower roadway classification.	1. Two accesses as required by public works. One access on Baseline one access on Agate. Conforming. 2. Conforming	Conforms
Div. 11.1.4.B; Shared Access	1. All developments that abut a street other than a local street must provide for future cross-access. 2. Where the abutting owner has not constructed a cross-access driveway, a stub for future cross-access must be provided to the subject property line. 3. A stub for future cross-access must also be provided to all abutting vacant land. 4. Any stub must extend to the boundary of the abutting property and be located at the most logical point where a future connection could be made. 5. Where a stub exists on an abutting property, the cross-access driveway must connect to the stub. 6. When cross-access is deemed impractical by the Planning and Zoning Administrator on the basis of topography, the presence of natural features, or safety factors, the requirement for cross-access may be waived. 7. Property owners who establish a cross-access driveway must: a. Record an easement allowing cross-access to and from properties served by the cross-access easement; and	1. Agate and Baseline 2. No connection to be made. 3. No appropriate cross-access opportunities on adjacent land. 4. N/A 5. N/A 6. Cross access was waived due to safety factors and the fact that the site will have 2 driveways of its own. 7. N/A	Conforms

	b. Record a joint maintenance agreement defining the maintenance responsibilities of each property owner.		
Div. 11.1.4.C; Driveway Dimensions	See Table; 20'-32' width, 15' max curb radius.	26' width. 15' curb radius.	Conforms
Div. 11.1.4.F; Visibility at Intersections	Off-street vehicle parking and loading areas must adhere to the clear sight triangle.	Conforming.	Conforms
Div. 11.1.5.A; Bicycle Access and Parking	Bicycle parking must be provided in accordance with the table provided in the code section. In no case is a single use required to provide more than 24 bicycle parking spaces.	24 space limit is applicable. Plans specify 24 provided bicycle spaces.	Conforms
Div. 11.2.2.A; Property Line Buffers; District Boundary Buffer	See table; no buffer required		N/A
Div. 11.2.2.C; Buffer Installation Requirements	See table;		N/A
Div. 11.2.3.C; Interior Islands	1. A landscaped interior island must be provided every 12 parking spaces. Interior islands must be distributed evenly throughout the parking area. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees. 2. An interior island abutting a single row of parking spaces must be a minimum of 9 feet in width and 200 square feet in area. Each island must include one shade tree. 4. Interior islands must be installed below the level of the parking lot surface to allow for runoff capture.	1. Covered parking areas are not able to provide landscaping. 2. 200 sf and shade trees present 4. Verified by public works.	Conforms
Div. 11.2.3.E; Landscape Strips	A required landscape strip must be located at the outer perimeter of the parking area and must be provided along the entire parking area abutting the street, excluding breaks for pedestrians, bicycles and driveways.	Type 3 'Landscape strip with shrubs' (10' wide, continuous row of 3' high shrubs). 3' high 10'. Shrub types not specified.	Conforms

	See 3-6 for configurations.		
Div. 11.2.3.F; Parking Lot Landscaping; Snow Storage Div. 12.4.11.C; Easements	The dimensional standards of this section may be increased by the Administrator where additional snow storage is needed on the site. Snow storage areas must be not less than twenty-five percent (25%) of parking, sidewalk, and other circulation areas.	47,002 sf asphalt area, 5,813 sf sidewalk area – 13,203.75 sf snow storage required. 17,758 sf provided.	Conforms
Div. 11.2.4.A; Screening; Service Areas	1. Trash and recycling collection and other similar service areas must be located to the side or rear of buildings. Trash and recycling collection areas must be located as far away from residential structures on neighboring properties as practical. 3. Service areas must be screened on 3 sides by a wall a minimum 6 feet in height and on the fourth side by a solid gate at a minimum of 6 feet in height.	1. Rear, conforming. 2. Screened enclosure. The narrative states that the trash enclosers are 6' high and have doors.	Conforms
Div. 11.2.4.B-D; Roof, Wall, or Ground Mounted Equipment	Any mechanical equipment to be installed must be screened to conform to the standards of these code-sections.	Roof mechanical screened by parapet wall.	Conforms
Div. 11.2.5; Walls and Fences	2. Fences must be constructed of high-quality materials including wood, wrought iron, composite fencing, PVC, aluminum, metal, or other materials approved by the Planning & Zoning Administrator. 6. Walls and fences in a required buffer must be opaque. 7. Walls in a required landscape strip must be opaque.	No fence shown	Conforms
Div. 11.2.6.B.2; Installation and Maintenance; Shade Trees	a. All shade trees planted to meet the landscaping requirements must be selected from the approved City of Victor Tree Guide, found in Title 4: Public Ways and Property, Chapter 4: Trees	Reviewed and approved by licensed nurseryman at Trail Creek Nursery.	Conforms

Div. 11.2.6.B.3; Installation and Maintenance; Understory Trees	a. Understory trees planted to meet the landscaping requirements must be a locally-adapted species with an expected mature height of at least 15 feet and an expected mature crown spread of at least 15 feet. b. Single-stem under story trees planted to meet the landscaping requirements must have a minimum caliper of 1½ inches and be at least 6 feet tall at time of planting. c. Multi-stem under story trees planted to meet the landscaping requirements must be at least 6 feet tall at time of planting.		To be checked at time of building permit
Div. 11.2.6.B.4; Installation and Maintenance; Additional Requirements for Trees in a Buffer	a. In a required buffer, 50% of required trees must be locally-adapted evergreen species. b. Trees must be distributed so that there are no horizontal gaps between trees greater than 30 feet, measured along the property line.	No buffer required.	Conforms
Div. 11.2.6.B.5; Installation and Maintenance; Shrubs	a. Buffer i. All shrubs planted to meet the buffer requirements must be evergreen and be of a species that under typical conditions are expected to reach a height and spread of 4 feet within 3 years of planting. All shrubs must be a minimum of 5-gal size when planted. ii. Shrubs cannot be planted within the critical root zone of any tree. b. Parking Areas i. All shrubs planted to meet the landscaping requirements must be of a species that under typical conditions are expected to reach a height and spread of 3 feet within 3 years of planting. All shrubs must be a minimum of 18 inches tall when planted.	No buffer required. b. All parking landscape requirements met.	Conforms

	ii. All shrubs planted to meet the landscape requirements, must form at least 1 continuous row of shrubs spaced five feet on center.		
Div. 11.3; Signs	Any proposed signs will require a separate permit and must comply to the provisions of this code section.	No sign proposed.	Conforms
Div. 11.4 Outdoor Lighting	If outdoor lighting is to be approved with this project, there must be a lighting plan and specification sheets included in the application which comply with standards in 11.4. Lights must be fully shielded, must be below 3000k, must not trespass above 4ft high at adjacent property lines, and must meet the illumination standards of 11.4.3.	Light fixtures are at 3000K. 4 fc hl parking lot maximum. None above 1.8. 2 fc hl pedestrian/landscape maximum. None above 1.	Conforms

Design Standards (Title 7 Chapter 3):

(Please note, only applicable standards have been included in this review.)

Regulation	Required/Allowed	Proposed	Staff Comment
Article 4	Landscape Requirements		
4.01. Landscape Requirements	At a minimum, applicants for Design Review shall address the following criteria. The Planning Commission or Design Review Committee may impose additional requirements or conditions of approval to ensure a project's conformance with the [Art. 3] guiding principles.		
4.01.1 Mature Landscaping	Incorporate any existing, mature vegetation into project designs. Where mature tree removal is unavoidable (e.g., a tree's location precludes reasonable development consistent with prescribed building envelopes, required building orientation, or public improvement requirements), mitigation shall be required as per subsections 2 and 3.	11 deciduous trees will be planted at 4-4.5" caliper. 4 evergreen trees will be planted at 16-18' tall.	Conforms
4.01.2 Volume Landscaping and Screening	Large trees and/or shrub planting may be required in quantities exceeding the base requirements of this ordinance to mitigate the appearance of large blank walls and/or to mitigate the loss of mature trees as described under subsection 1.	P&Z requested that they provide a minimum of 15 mature trees are planted around the site. Mature shall mean 4" caliber shade tree or 16' tall evergreen. See above, this is met.	Conforms

4.01.3.a Minimum Landscape Standards	All off-street parking and vehicular use areas (including driveways and loading docks) shall have perimeter landscaping of not less than four (4) feet in depth (6 feet adjacent to streets), and interior landscaping covering at least ten percent (10%) of the entire vehicular use area. i. Exception: The Planning Commission or Design Review Committee may reduce the minimum landscape area to not less than five percent (5%) where the development preserves and protects one or more existing mature trees. The commission or Design Review Committee shall use its discretion in awarding credit, provided that more credit may be awarded to projects that preserve the largest or most visible trees as viewed from a public right-of-way or public space.	10' wide shrub perimeter with 3' high shrubs. Interior landscaping covering 10% of vehicular area.	Conforms
4.01.3.b Minimum Landscape Standards	Each separate landscape area shall be a minimum of fifty (50) square feet with a minimum dimension of at least five (5) feet and shall contain at least one tree. All remaining land in the landscape area shall be covered by shrubs, ground cover or other approved landscaping materials.	50 sf min accompanied by one tree	Conforms
4.01.3.c Minimum Landscape Standards	All required buffer strips and landscape areas shall have at least one (1) tree per 200 square feet and at least one (1) shrub per 50 square feet.		Conforms
4.01.3.d Minimum Landscape Standards	Trees and shrubs shall be forty to sixty percent (40%-60%) evergreen species.	Updated counts from Landscape Architect show that 40-48% of the required landscaping meets the requirements. They are adding supplemental landscaping in the form of additional deciduous trees. The City does not require this standard be met on anything other than the required landscaping.	Conforms

4.01.3.e Minimum Landscape Standards	All plant material shall be either vegetation native to Teton Valley, or species recommended by a licensed nurseryman as being suitable for the Victor climate.		Have checked by nurseryman at the time of permitting
4.01.3.f Minimum Landscape Standards	Trees shall be at least two (2) inch caliper at time of planting, except that trees required to mitigate the loss of mature vegetation shall be a minimum of four (4) inch caliper. The total mass of mitigation trees required shall be equal to or greater than the total caliper/diameter inches of mature tree(s) removed (measured at 4-feet above grade). For instance, if a 40-inch diameter tree is removed, then ten 4-inch trees of a suitable species shall be planted. Irrigation shall be provided for at least two (2) years, or until it is demonstrated that the replacement trees have become naturalized.		Conforms
4.01.3.g Minimum Landscape Standards	Shrubs shall be at a least 3-gallon size when planted.	All shrubs will be installed at 5-gallon size.	Conforms
4.01.3.h Minimum Landscape Standards	If hedges are planted for screening, plants shall be at least of an initial size so that the required screening will be achieved within 3 years.		Conforms
4.01.3.i Minimum Landscape Standards	Trees shall be planted so that encroachment below 8 feet into a public right-of-way can be prevented without long-term detriment to encroaching trees.		Conforms
4.01.3.j Minimum Landscape Standards	Landscaping shall preserve an adequate line of site around vehicle accesses.	Shade trees around Agate access.	Conforms
4.01.3.k Minimum Landscape Standards	All landscaping materials shall be in vigorous and healthy growing condition and shall be installed according to common planting procedures, with consideration given to soil condition.		For public works at time of building permit
4.01.4 Parking Area Landscaping	Surface parking areas shall contain landscaping as described under subsection 3.a and be divided into bays of not more than twelve (12) parking spaces per bay, provided that the		Conforms

	overall circulation system provides for adequate snow removal and/or storage. a. Exception: The Planning Commission or Design Review Committee may allow for a greater number of consecutive parking spaces where the development preserves and protects one or more existing mature trees. The commission or Design Review Committee shall use its discretion in adjusting the standard, provided that more credit may be awarded to projects that preserve the largest or most visible trees as viewed from a public right-of-way or public space.		
4.01.5 Water Quality	Large areas of surface parking shall be broken up with landscape areas that incorporate water quality filters/swales. The use of porous paving materials, such as pavers set in sand, turf-blocks (concrete structure allowing grass to grow through), and/or porous concrete, is encouraged, particularly along walkways and in parking areas that are used infrequently. Porous paving may also be used for small areas, such as the first four (4) feet of a parking lot's perimeter, where it would help reduce or slow surface water runoff. (Recommended: Figure 1.)	4 stormwater retention areas along with other landscaping features.	Conforms
Article 8	Commercial, Civic, & Industrial Design District		
8.02.A.4 Rights-of-Way	Dedicating right-of-way for the creation of internal public parking facilities and/or pedestrian ways are examples of improving the pedestrian environment. Where a new right-of-way is dedicated, it shall conform to the City of Victor Transportation Plan.		Conforms
8.02.A.5 Build-to-Zone	The Build-To-Zone requirements of the applicable zone district in LDC Article 5, 6, and 7 shall be met. For civic buildings uses (e.g., city hall, library, museums, etc.), the build-to zone does not apply, provided that a plaza or public square fills the space between the building and the street. Where a building is proposed to be constructed on the rear portion of an oversized lot, a master development plan must show how future development will conform to the build-to zone on the front portion of the lot.	See proposal column for Div. 5.2.3 Building Placement	See conformity column for Div. 5.2.3 Building Placement

	a. Exception: Fences and walls exceeding three (3) feet in height shall not be placed between the street right-of-way and any building in the CX District. Low patio walls and seating walls (pedestrian amenities) are allowed. b. Exception: Where a public utility easement or similar restricting legal conditions make development without a setback impracticable, the building shall instead be placed as close to the street as possible given the legal constraint. Pedestrian amenities may be provided within the street setback in such situations.		
8.03.A.1 Height, Maximum	The maximum height allowed is prescribed in the LDC Article 8; taller buildings may be approved only with a Variance. a. Exception: Buildings that are partially within 100 feet of a residential zone shall step-down in roof elevation (i.e., from 45 feet to 35 feet) to be consistent with the 35- foot limit. See also, Section B.3.a, Height Step-Back, for buildings exceeding 35 feet in height.	Maximum height in the proposed zone is 40'. 33.4' proposed. No proposed building is within 100' of any building in the adjacent RM-1 zone, so the exception should not apply.	Conforms
8.03.A.2 Massing and Floor Area Requirements	The City of Victor limits the size of the building footprint in order to maintain the small-town scale and character of the community. The footprint of a building occupied by a single business or use shall not exceed that which is allowed in the LDC. All buildings shall be broken into modules that are no greater than fifty (50) feet wide. Changes in roof elevation and forms, articulated walls, entrances, weather protection shelters and changes in window sequences, materials, detailing, and/or other architectural features should be employed to reduce the apparent size and scale of larger buildings (i.e., those that are larger than a typical barn, silo, or farm house). See Figures 13- 15. a. Exception: Building footprint space devoted to recreational uses, such as skating rinks or plazas; civic uses, such as governmental offices or public services; or underground or structured parking, are exempt.	Buildings are approx. 142' long broken up into modules of approx. 50' including variations in façade massing and depth. Buildings A, C, & D are 142'6". For Building B, total length is 238'6" with the portion fronting Baseline being 150'10" and the portion fronting on Agate being 87'10"	Modification granted for building width

8.03.A.3 Pedestrian Orientation	The design of all buildings on a site shall support a safe and attractive pedestrian environment. This standard is met when the approval body finds that all of the criteria, below, are met. Alternatively, the approval body may approve a different design upon finding that the proposed design equally or better achieves the purpose of this Section or the development is located in the CIV district.	Contingent on subsequent criterium.	Conforms
8.03.A.4 Primary Entrances	Primary building entrances shall open directly to the outside and, if not abutting a street, shall have walkways connecting them to the street sidewalk; every building shall have at least one (1) primary entrance that does not require passage through a parking lot or garage to gain access. Primary building entrances shall be designed with weather protection, such as awnings, canopies, overhangs, or similar features. Such weather protection shall extend a minimum of five (5) feet over the adjoining sidewalks or other pedestrian space. The Planning and Zoning Commission or Design Review Committee may require snow retention, gutters, or other features to minimize ice accumulation on sidewalks. Pedestrian shelters shall align with adjacent shelters to the extent practicable.		Conforms
8.03.A.5 Corner Buildings	Corner buildings (i.e., buildings within forty (40) feet of a corner as defined by the intersecting curbs) shall have corner entrances, or shall provide a covered walkway (e.g., canopies, awnings, overhangs, arcades, etc.) extending from the corner of the building to its primary entrance, which shall be not more than forty (40) feet from the street corner.		Conforms
8.03.A.6 Windows	Ground floor windows or window displays shall be provided along at least thirty percent (30%) of the building's ground floor, street-facing elevation(s). Design elements such as large regularly spaced and similarly shaped windows with window trim, transoms and clerestory windows above building entrances are counted; windows and display boxes must be integral to the building design and not	The Planning Administrator has granted a modification of standards (14.6.12.A.5) a reduction of the min. transparency by up to 5%	Conforms

	mounted to an exterior wall in order to be counted.	25%-38% ground floor, street facing elevations.	
8.03.A.7 Blank Walls	Notwithstanding the provisions of LDC Article 8 Building types, building elevations in the design district shall not have blank walls. This standard is met when the guidelines contained in Figure 13 ("acceptable" illustration) are satisfied and no wall has more than thirty (35) feet of continuous, uninterrupted horizontal distance. All elevations longer than thirty (35) feet shall have offsets; projections (e.g., recessed or covered entrances or weather protection); alcoves; windows or doors; changes in materials, colors, or patterns; volume landscaping to include evergreen and deciduous trees and shrubs that complement the building elevation; public art as detailed in Section 8.11, or a combination of such changes, providing visual relief not less than once every thirty (35) feet.	No large blank walls	Conforms
8.03.A.8.a Materials and Colors	Primary Materials: All sides of a building shall be covered with exterior building materials such as brick, natural or block stone (e.g., limestone, basalt, granite, etc.) and painted or natural wood. Rough- hewn wood, timbers and metals may be used. Metals such as copper, steel, iron, bronze and similar appearance metals may be approved as trims or accents (e.g., flashing, weather protection features, ornamentation, etc.) when compatible with the overall building design and subject to design review approval. See also, Substitute materials, below.	Siding Materials are proposed to include 43% brick, 14% metal siding, and 43% cedar siding.	Conforms
8.03.A.8.b Materials and Colors	Change in Materials: Elevations that face a street, pedestrian access way or plaza shall incorporate changes in material between the building's base, middle and top to create visual interest and relief. (See also, subsection 7, Blank Walls above). Elevations that do not face a street, pedestrian access way or plaza may utilize simple combinations of materials; simple changes in texture and/or color may be used in less visible areas the interest of affordability.	Horizontal material changes supply massing change while windows, awnings, and balcony's provide change in relief and improve on the vertical interest.	Conforms

8.03.A.8.c Materials and Colors	Substitute Materials: Substitute materials that are equal in appearance and durability to those in Subsection '4' may be approved by the Administrator of Planning and Zoning Commission or Design Review Committee through design review. The applicant will be required to provide specifications from the manufacturer.	Relevant if substitute materials proposed.	No comment.
8.03.A.8.d Materials and Colors	Color: Color schemes should be simple and coordinated over the entire building to establish a sense of overall composition. Color schemes should tie together buildings, signs, furnishings, awnings, canopies and entrances. One base color for the entire front elevation is preferred. Using only one or two accent colors is also preferred, except where precedent exists for using more than two colors with some architectural styles. Luminescent, sparkling, or "day-glow" colors are not allowed. Metals shall be finished in earth-tones. Non-reflective materials are required to minimize glare.	Color uniformity is present around the entire development. No singular base color. 3 different colors used in even proportions around the whole building.	Conforms
8.03.A.9 Chain Stores and Contemporary Designs	Contemporary interpretations of Victor's agricultural ranching history and rural-mountain surroundings are required. Designs that detract from Victor's sense of place and uniqueness (e.g., large blank walls, chain store designs or elevations that mimic those used in other communities) are not permitted. Storefronts that resemble suburban strip-malls (e.g., picture windows extending to near grade level) and those that use highly reflective glass are not permitted. Metal is allowed as a primary siding material, provided that it is a warm earthtone color and it fits with the overall composition of the building design.	Modern architectural style composed of 3 earth tone browns/dark grays.	Conforms
8.03.A.11 Pedestrian Shelters	Where pedestrian shelters are provided, they shall extend at least five (5) feet over the pedestrian area, shed snow away from building entrance(s), be proportionate to the building in its dimensions and not obscure the building's architectural details. If mezzanine or transom windows exist, the shelter shall be below such windows where feasible. On large shelters, snow anchors should be used catch and hold	Pedestrian shelters are provided at each entrance. Extending minimum of 5' over pedestrian areas.	Conforms

	the snow, allowing it to slowly melt or break off in smaller pieces. (See Figure 15) a. Exception: The Planning & Zoning Commission, Design Review Committee, or Administrator (if subject to administrative review) may reduce the minimum shelter depth or allow for an alternative shelter design upon finding that existing public right-of-way dimensions or building code requirements preclude a larger shelter and such allowances will support a desirable pedestrian environment.		
8.04.A.1 Mechanical Equipment; Building Walls	When mechanical equipment, such as utility vaults, air compressors, generators, antennae, satellite dishes, or similar equipment, must be installed on a building wall, it shall be oriented away from all streets. Where such equipment is installed on a side or rear building elevation and is adjacent to an alley, access way or community space, its appearance shall be minimized using materials and/or colors that are similar to those used on the subject building. Standpipes, meters and similar equipment should not be located on a front elevation; such equipment shall be placed low on a side or rear elevation to the extent practicable. Public art may also be utilized to otherwise disguise mechanical equipment.	None shown in plans	Conforms
8.04.A.2 Mechanical Equipment; Rooftops	Where such equipment cannot practically be screened by use of a parapet or similar building element, it shall be painted with muted colors that make it visually subordinate to and blend in with its background.	Roof mounted mechanical equipment will be screened by parapet wall.	Conforms
8.04.A.3 Mechanical Equipment; Ground-Mounted Units	Units Ground-mounted units shall be limited to side or rear yards and screened in conformance with LDC Section 11.2.4 with fences or walls constructed of materials similar to those on adjacent buildings. Public art may be utilized to otherwise disguise mechanical equipment, see also Section 8.11, Public Art. Hedges may also be used as screens where there is adequate sunlight and irrigation to ensure their successful growth.	None shown on plans. Roof mounted equipment only see comments for 8.04.A.2.	Conforms

8.06.A.2. Gateway Landscapes; Landscape Standard	Landscaping shall be a combination of trees, shrubs and ground cover plants that are drought-tolerant, non-invasive, non-noxious and known to thrive in Teton Valley, providing not less than sixty percent (60%) coverage of the required planter strip at the time of installation; and conforming to the general landscape standards of LDC Section 11.2. Up to ten (10) feet of the required landscape strip may be located on the highway right-of-way, provided written approval is received from the Idaho Transportation Department for the proposed extent and type of landscaping.	Adequate	Conforms
8.07.A.4 Service and Loading Areas	The visual, traffic, odor and noise impacts of service and loading areas, relative to streets, civic spaces, pedestrian access ways and adjacent residences, shall be minimized. Service areas and loading docks/bays shall be accessed from an alley and screened using architectural elements that are compatible with adjacent building(s). If alley access is not possible, access to the service and loading areas should be taken off of the lowest classified roadway adjacent the site. The site plan or other exhibit shall be required to identify on-site and off-site loading zones. The Planning and Zoning Commission or Design Review Committee may require the establishment of access and / or maintenance agreements to ensure the loading zones are lawfully established.	N/A	Conforms
8.08 Pedestrian Circulation	To ensure safe, direct and convenient pedestrian circulation, all developments shall provide a continuous pedestrian system consistent with the network shown in Figures 2, 3, and 10 and conforming to the following standards:		Conforms
8.08.A.1.a Site Layout and Design	a. Where a project site consists of more four hundred (400) feet of frontage onto Highway 31 or 33, a pedestrian access way shall be provided at or near the middle of the project's highway frontage, connecting it to the pathway system. Where no pathway system exists, the developer shall install one that conforms to the City of Victor Transportation Plan, or propose	N/A	Conforms

	an alternate public pedestrian access way through the site connecting to the pathway system, as applicable.		
8.08.A.1.b Site Layout and Design	b. Continuous Walkway System: The pedestrian system shall extend throughout the development site and connect to adjacent sidewalk(s). The system shall also provide stubs to allow for their continuation through phases of development and to existing or planned off-site adjacent pedestrian ways and community spaces, to the greatest extent practicable. The Planning and Zoning Commission or Design Review Committee may require the establishment of access and maintenance agreements for walkaways that abut adjacent properties.	Walkways provide adequate pedestrian circulation.	Conforms
8.08.A.1.c Site Layout and Design	c. Safe, Direct and Convenient: Walkways within developments shall provide safe, reasonably direct and convenient connections between all building entrances and between primary entrances and adjacent sidewalks.	Pedestrian walkways provide safe and reasonable access to parking areas and building entrances.	Conforms
8.08.A.2.a Pedestrian Facility Design and Construction	Vehicle/Walkway Separation: Except for crosswalks, where a walkway abuts a driveway or street, it shall be raised 6 inches and curbed along the edge of the driveway/street. Alternatively, the Planning and Zoning Commission or Design Review Committee may approve a walkway abutting a driveway at the same grade as the driveway if the walkway is protected from all vehicle maneuvering areas. An example of such protection is a row of decorative metal or concrete bollards designed for withstand a vehicle's impact, with adequate minimum spacing between them to protect pedestrians.	All walkways are flush with drive-aisle and have 6" curbs separating vehicular and pedestrian areas.	Conforms
8.08.A.2.b Pedestrian Facility Design and Construction	Crosswalks: Where a walkway crosses a parking area, driveway, or street ("crosswalk"), it shall be clearly marked with contrasting paving materials (e.g., pavers, brick, or stamped/scored concrete inlay), which may be part of a raised/speed-table type of crossing area. Painted or thermo-plastic striping and similar types of non-permanent applications may be approved by the Planning and Zoning Commission, Design Review Committee, or	Pedestrian surface treatment is present across driveway entrances and around the vehicular parking area.	Conforms

	Administrator(if subject to administrative review).		
8.08.A.2.c Pedestrian Facility Design and Construction	Walkway Width and Surface: Walkway and pedestrian access ways shall be at least five (5) feet in width and constructed with a durable surface that contrasts with the driveway paving surface. Note: Public sidewalks and trails are also subject to the provisions of Victor's Transportation Plan, Street Types (LDC Sec. 12.4.12), and Pathway Plan.	5' wide; concrete contrasting with asphalt.	Conforms
8.08.A.2.d Pedestrian Facility Design and Construction	Accessible routes: Walkways shall conform to applicable Americans with Disabilities Act (ADA) guidelines and standards. The ends of all raised walkways, where the walkway intersects a driveway or street shall provide ramps that are ADA-accessible, and walkways shall provide direct routes to primary building entrances.	Ramps provide accessible walks.	Conforms

CONCLUSIONS OF LAW

1. The City of Victor is a municipal corporation established in accordance with Article XII of the Constitution of the State of Idaho and Title 50 Idaho Code and is required and has exercised its authority pursuant to the Local Land Use Planning Act codified at Chapter 65 of Title 67 Idaho Code and pursuant to Chapters 3, 9 and 13 of Title 50 Idaho Code to enact the ordinances and regulations, which ordinances are codified in the Victor Municipal Code and are identified in the Findings of Fact and which are herein restated as Conclusions of Law by this reference and which City Ordinances govern the applicant's Site Plan Review and Resign Review applications for the development and use of the project site.

2. The Commission has authority to hear the applicant's Site Plan Review and Design Review Applications pursuant to Division 14.6.10 and 14.6.11 of Victor Municipal Code Title 10.

3. The City of Victor Planning and Building Department provided notice for the review of this application in accordance with Victor Municipal Code Title 10, Division 14.1.

4. The Site Plan Review and Design Review applications are governed under Victor Municipal Code Title 10, Divisions 14.6.10 and 14.6.11. as well as Title 7 Chapter 3, Articles 4 and 8.

5. The Site Plan Review and Design Review Application File BP2024-05 meets all applicable standards specified in Title 10 of Victor Municipal Code, as more fully described in the Findings of Fact above.

DECISION AND ORDER

Therefore, pursuant to the Planning and Zoning Commission's authority as provided in LDC Div. 14.6.10, LDC Div. 14.6.11, and LDC Div. 14.6.12 and based upon the foregoing findings of fact and conclusions of law, the Victor Planning and Zoning Commission approves the Site Plan Review and Design Review for file BP2024-05 as described in the application materials most recently updated July 1, 2024, subject to the conditions of approval; and the Planning and Zoning Commission further approves the installation of 2 driveways, one on each roadway, a modification of standards for building lengths to be 142' 6 1/8" for buildings A, C, and D and 238'6" for building B, and a modification of standards for build-to-zone to allow a minimum of 58% of building width on the primary street lot width and allow Building B to be set back off the Baseline/Agate intersection as requested in the applicant's July 1, 2024, modification request.

CONDITIONS OF APPROVAL

1. All Federal, State, and Local laws shall be met. The applicant shall be solely responsible with compliance to these conditions of approval, all applicable development requirements, all previous land use decisions, and the associated conditions rendered for this project site location.

2. Comply with all plans and specifications submitted to and on file in the Planning and Building Department dated received July 1, 2024, except as modified by the planning and zoning commission.

3. Gutters with downspouts and heat trace shall be required at eaves on shed roof projections over walkways.

4. Third story units shall be equipped with window treatments that aid in carrying out the City's dark sky goals.

5. That a lot split or subdivision application shall be filed to ensure that the applicable CX setbacks and build-to façade percentage modification are complied with per the approval.

LENGTH OF APPROVAL

Per Victor Municipal Code Title 10, Section 14.6.10.C and 14.6.11.E, an approved project expires 1 year after the approval date unless the applicant has filed a complete application for a Building Permit or made substantial progress toward development that does not require a building permit. The Site Plan Review and Design Review Approval remains valid as long as a valid building permit is current on the property.

APPEAL NOTICE

This decision may be appealed by requesting the council reconsider its decision by filing such a request in writing in accordance with Victor Municipal Code Title 10, Section 14.

Christian Cisco (Jul 18, 2024 15:40 MDT)

Christian Cisco
Planning and Zoning Commission Chairman