CITY OF VICTOR

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City Council Staff Report

REPORT DATE: June 3, 2026

MEETING DATE: June 10, 2026

FILE NUMBER / NAME	**Reconsideration of Council Decision of LU2025-17 – Rezoning to RM2 and CX & SD2025-16 – Short Plat – East Idaho Holdings LLC**		
APPLICATION TYPE	Reconsideration of a Council Decision		
PROJECT APPLICANT	Stoel Rivers LLC representing the property owner	PROPERTY OWNERS REPRESENTED	East Idaho Holdings LLC

PURPOSE & PROCESS

This action item is for the Council to consider granting or denying a request for reconsideration of its written decision denying the Rezoning and Short Plat application, submitted by Macher Management LLC on behalf of the owner East Idaho Holdings LLC. This is not a meeting to reconsider the written decision, but only to decide if the Council believes reconsideration of the decision is warranted. The Council has three options as outlined in the Alternatives section below.

BACKGROUND

- The property was annexed into the City of Victor and assigned the RC Residential Cluster zoning district on February 26, 2025, by Ordinance #O633, and recorded with the Teton County Recorder's office as Instrument #289010.
- Pre-Application Meeting was held on November 18, 2025
- The application for short plat was filed on December 13, 2025 [LDC Sec. 14.3.2.B] and fees paid [LDC Sec. 14.3.2.C] on December 16, 2025.
- The application for rezoning was filed on and fees paid on December 29, 2025.
- Service Provider Notification [LDC Sec. 14.2.2.D] was completed on January 7, 2026. The following service providers were emailed notice: City of Driggs, Teton County Fire, Fall River Electric, Trail Creek Irrigation, Public Works, Teton County Joint Housing Authority, Idaho Transportation Department, Silverstar Communications, Teton Valley Trails and Pathways, Teton County, Teton School Dist., 401 RAD Curbside, City Attorney.
- The public hearing notice was posted on the City website on January 5, 2026 and at City Hall on December 29, 2025. [LDC Sec. 14.3.5]
- Property owners within 300', and all political subdivisions have been notified by mail of this application and notice was posted on the property on January 6, 2026. [LDC Sec. 14.3.5]
- Legal notice in the newspaper was published on January 7, 2026. [LDC Sec.14.3.5]
- The Planning and Zoning Commission opened a public hearing on January 22, 2026 and moved to continue the hearing to February 19, 2026 at 7:00 PM.
- The Planning and Zoning Commission held the continued public hearing on February 19, 2026, reviewed the project record, heard testimony from staff and the applicant, heard public comment, and discussed and deliberated regarding the application's impacts.
- The Planning and Zoning Commission moved to recommend approval of these applications.
- The public hearing notice was posted on the City website on February 24, 2026 and at City Hall on February 26, 2026. [LDC Sec. 14.3.5]
- Property owners within 300', and all political subdivisions have been notified by mail of this application and notice was posted on the property on March 3, 2026. [LDC Sec. 14.3.5]
- Legal notice in the newspaper was published on March 18, 2026. [LDC Sec.14.3.5]
- City Council held a public hearing on April 8, 2026, reviewed the project record, heard testimony from staff and the applicant, heard public comment, and discussed and deliberated regarding the application's impacts.
- City Council voted to deny both applications.
- Findings were approved by City Council on April 22, 2026.

- The request for reconsideration was filed and paid for on May 6, 2026.

ALTERNATIVES
The Council may i) deny the request for reconsideration and allow the prior written decision to stand; (ii) grant reconsideration and schedule the matter for a new, properly noticed public hearing; or (iii) grant reconsideration and direct staff to redraft the written decision to address identified deficiencies or clarify the findings, based solely on the existing record.

ATTACHMENTS
Reconsideration Documents
Minutes from February 19, 2026, P&Z meeting
Minutes from April 8, 2026, Council meeting
Staff Report and Application Materials for April 8, 2026, Council meeting
Approved Findings of Fact

FISCAL IMPACT
N/A

STAFF IMPACT
N/A

LEGAL REVIEW
Reconsideration Overview. Reconsideration is the process by which an aggrieved party asks the City Council to review its prior land use decision and issue a new decision. It is a required step before seeking judicial review in district court. A land use decision is not considered final for purposes of judicial review unless the statutory reconsideration process has been completed. See I.C. § 67-6521. Although the Victor Code references reconsideration, it does not establish a separate procedure; the process is governed by state law.

A request for reconsideration must be filed within fourteen (14) days of the Council's final written decision. Once submitted, the request may be placed on a City Council agenda as an open business item. The Council can also do nothing, and the request will be deemed denied in 60 days. If placed on an agenda, the Council is not holding a public hearing on the merits of the reconsideration request; it is only deciding whether reconsideration should be granted.

It is important to clarify that this agenda item is not a public hearing, and no new public testimony should be taken. The purpose of the meeting is limited to determining whether reconsideration should be granted or denied. Allowing new testimony or additional evidence at this stage creates a risk that the Council could rely on information outside the formally noticed public hearing record.

If reconsideration is denied, the prior decision remains in place. If reconsideration is granted, the Council has two primary options.

First, the Council may schedule a new public hearing to address the issues raised in the reconsideration request. If a new hearing is held, proper notice must be provided consistent with statutory requirements, including notice to affected agencies and the same published and radius notice originally required for the application.

Second, the Council may grant reconsideration solely to revise or clarify its written decision. In that circumstance, the Council may direct that a new or amended decision be drafted to correct deficiencies or provide a more complete reasoned statement. Any redrafted decision must be based entirely on the existing record, which is limited to the prior testimony, exhibits, and materials previously submitted. No new evidence may be considered without reopening the record and

providing proper notice and an opportunity for public hearing. If new information is introduced or relied upon, a properly noticed public hearing is required.

SUGGESTED MOTIONS

Affirm the approval (no reconsideration).

I move to deny the Request for Reconsideration and affirm the Council's prior decision on the rezoning application LU2025-17 & and the short plat application SD2025-16.

Grant reconsideration and schedule new public hearing.

I move to grant Petitioner's Request for Reconsideration on the rezoning application LU2025-17 & and the short plat application SD2025-16 and direct planning staff to schedule a properly noticed public hearing for further consideration of the application.

Grant reconsideration and redraft decision with no new hearing.

I move to grant Petitioner's Request for Reconsideration and direct staff to redraft the written decision for the rezoning application LU2025-17 & and the short plat application SD2025-16 to clarify and supplement the Council's findings and reasoned statement, based solely on the existing record, without reopening the public hearing. I make this motion for the following reasons: [provide direction to Staff on how the Decision should be re-written].

[Roll call vote]

City of Victor, Idaho
Appeal Application

Permit #: _____

Date Received: _____

IWORQ #: _____

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An applicant or any person affected by an application decision may appeal that decision. An affected person is defined as one having a bona fide interest in real property which may be adversely affected by the decision (see State Statute 67-6521).

Appeals must be received no later than 14 days after the written decision was issued.

***APPLICANT:** Macher Management, LLC on behalf of East Idaho Holdings, LLC **PHONE:** [phone redacted]

* If the applicant is someone other than the owner, a notarized statement authorizing applicant to act as an agent for the owner must accompany this application.

APPLICANT MAILING ADDRESS: [address redacted] [address redacted] OR 97703

APPLICANT EMAIL ADDRESS: [email redacted]

PROJECT ADDRESS: Northwest Corner of Baseline Road and Hwy 33, Victor, ID

PROJECT PARCEL NUMBER(S): RP03N45E140011 **CURRENT ZONE:** RC

PROJECT NAME OR DECISION THAT IS BEING APPEALED: LU2025-17 & SD2025-16

REASONS FOR APPEAL, BASED UPON RELEVANT APPROVAL CRITERIA (ATTACH ADDITIONAL PAGES IF NECESSARY)**:** See attachment.

APPLICANT'S SIGNATURE: J. Howard Jr. **DATE** 5-6-2026

OFFICE USE ONLY

FEE - $1,446.00

RECEIPT #: _____ DATE RECEIVED: _____ RECEIVED BY: _____

May 6, 2026

Merissa A. Moeller
[address redacted] Suite 3000
Portland, OR 97205
D. [phone redacted]
[email redacted]

Victor City Council
c/o Kim Kolner, Planning and Zoning Director
[address redacted] Suite 201
[address redacted]
[address redacted]

Re: Request for Reconsideration of Council Decision LU2025-17 for Rezoning and SD2025-16 for Short Plat

Dear Mayor Frohlich and Honorable City Council Members:

Stoel Rives LLP represents East Idaho Holdings, LLC ("East Idaho"), owner of Parcel # RP03N45E140011 (the "Subject Parcel"). Macher Management, LLC ("Macher") applied on behalf of East Idaho (together, the "Applicant") for a rezone of the Subject Parcel, from Residential Cluster ("RC") to Residential Multi-Family ("RM-2") and Commercial Mixed Use ("CX") (LU2025-17), and for a Short Plat creating a four-lot subdivision and public access roadway (SD2025-16). This letter refers to applications LU2025-17 and SD2025-16 together as the "Applications."

The Planning and Zoning Commission (the "Commission") recommended approval of both Applications following review of the record, staff analysis, and public testimony. The Victor City Council (the "Council") considered the Applications at the April 8, 2026, Council meeting and denied the applications in its Order, Reasoning, Findings, and Conclusions of Law (the "Order") signed on April 23, 2026.[1]

East Idaho timely submits this Request for Reconsideration pursuant to Victor Land Development Code ("LDC") §§ 14.8 and 14.4.10 and respectfully requests that the Council reconsider the Order denying the Applications.[2] East Idaho respectfully seeks reconsideration based on legal deficiencies in the City's findings and application of the governing approval criteria, as described below.

The Applicant regrets that this Request for Reconsideration is necessary and remains committed to working with the City on thise project, including to address the unit mix, open space programming, and other concerns raised by the Council.

[1] City of Victor, Order, Reasoning, Findings, and Conclusions of Law, Apr. 20, 2026 ("City of Victor, Order"). Citations to pages in the Order are to the PDF page number.
[2] Payment of the fee for this Request for Reconsideration was made electronically on May 5, 2026.

I. Background

East Idaho and Macher have been working collaboratively with City planning staff over the past two years to pave the way for a project that would bring much-needed housing and commercial mixed-use buildings, along with 1.4-acres of open space to Victor. The Subject Parcel where this development is ultimately envisioned encompasses approximately 7.42 acres and is located at the northwest corner of Baseline Road and Highway 33.[3] The property was annexed into the City in February 2025 and, at the time of annexation, was assigned the RC zoning designation as a placeholder until the property owner was prepared to advance a development proposal.[4]

East Idaho and Macher have worked cooperatively with the City on the proposed development. Initially, the Applicant presented a larger development concept and, in response to feedback from the City Council that the proposal was "too much, too big, too fast," substantially revised the scope of the project to better align with the City's expressed pace and planning priorities.[5] Following those adjustments, the Applicant continued working collaboratively with City planning staff and participated in a formal pre-application meeting on November 18, 2025.[6]

Since that time, the Applicant has engaged in extensive coordination with the City, including Planning and Public Works, to refine the proposal and incorporate infrastructure improvements that will support both the project and future development in the area.[7] Notably, the proposal includes a public street connection requested by City departments to improve circulation and long-term connectivity.[8] The Applicant also satisfied the Service Provider Notification requirements under LDC § 14.2.2.D in January 2026 and has spent significant time coordinating with City service providers and local stakeholders.[9] The Applicant's collaborative approach was expressly acknowledged during the City Council hearing by Mayor Frohlich:

> "I really appreciate that you guys have worked not only with a whole bunch of stakeholders and decision-makers within the community, [including] the local business next door. It's not all the time we see developers that are interested in doing that, and I think that goes a long ways."[10]

After complying with all notice requirements, the Applications were reviewed by the Commission, which on February 19, 2026, voted to recommend approval. The Commission's approval came after review of the complete project record, testimony from staff and the Applicant, public comment, and deliberation regarding potential impacts.[11] Staff and the

[3] *Id.* at 1.
[4] *Id.* at 3.
[5] Victor Planning and Zoning Hearing Transcript (May 4, 2026) at approximately 20:30.475 and 38:04.445.
[6] City of Victor, Order at 2.
[7] Victor City Council Hearing Transcript (Apr. 8, 2026) at approximately 1:22:18:782.
[8] *Id*.
[9] City of Victor, Order at 2.
[10] Victor City Council Hearing Transcript (Apr. 8, 2026). at approximately 2:38:36.714.
[11] City of Victor, Order at 2.

Commission supported the Applications because they are consistent with the intent of the Comprehensive Plan and represent a logical and compatible development of the Subject Parcel, consistent with the City's long-range planning goals.[12] The Subject Parcel's surrounding context further supports approval: Adjacent properties include Commercial Heavy zoning to the north, Parks and Recreation across Highway 33 to the south, and Residential Multi-Family zoning to the east. Existing uses in the vicinity include Grand Teton Brewery and a multifamily project currently under construction.[13] The proposed mixed-use and multifamily development is consistent with the established development pattern of the area and advances orderly growth that is compatible with surrounding uses and City infrastructure.[14]

As you can imagine, after more than two years of investment in this community and overwhelmingly positive collaboration with the City, East Idaho was incredibly surprised and disheartened to receive the Council's denial at the April hearing. East Idaho was further disappointed to receive the Council's Order, which fails to cite any legitimate basis in controlling legal standards for the denial, as further explained below.

II. The City's Denial Fails to Satisfy LLUPA's Standards and Criteria Requirement.

Idaho's Local Land Use Planning Act ("LLUPA"), Idaho Code ("I.C.") § 67-6501, *et seq.*, requires that land-use decisions be based on express standards and criteria adopted in ordinance and that written decisions explain how a land use application complies or fails to comply with those standards.[15] Failure to identify the controlling criteria, the contested facts, and the rationale connecting those facts to the criteria serving as the basis for the denial are grounds for invalidation of the denial.[16] Judicial review of LLUPA decisions proceeds under the Idaho Administrative Procedure Act ("Idaho APA").[17] Under the Idaho APA, a land use decision may be set aside when the governing board's decision was, among other things, "in violation of constitutional or statutory provisions," "made upon unlawful procedure," "not supported by substantial evidence on the record as a whole," or "arbitrary, capricious, or an abuse of discretion."[18]

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[12] Victor Planning and Zoning Hearing Transcript (May 4, 2026) at approximately 01:18:06.605 ("So I do think that these parcels will be filled in at some point. Um, filling in the city of Victor, I've been sitting here a long time trying to do that and it hasn't happened. So I think it makes sense. I think you're [going to] have excess mountain cycle continue to fill in and, um, I think people would appreciate, uh, small, um, potential commercial buildings or options there. And , um, you know, I think that it is, it's logical to do something with this parcel.")
[13] City of Victor, Order at 1.
[14] Victor City Council Hearing Transcript (Apr. 8, 2026) at approximately 1:17:31:134. ("CX is generally in this area.")
[15] I.C. § 67-6535.
[16] *Id*. § 67-6535(2)(a).
[17] *N. W. Neighborhood Ass'n v. City of Boise*, 172 Idaho 607 (2023).
[18] *Id*. at 613; I.C. § 67-5279(3).

In addition to those statutory requirements, the Idaho Supreme Court has consistently held that quasi-judicial land use decisions, such as this one, must contain findings sufficient to permit meaningful judicial review and cannot rely on conclusory or generalized statements.[19] The LDC also reflects that principle, explaining that Quasi-Judicial Review is "for applications that are site specific. It ensures applications are being reviewed against a previously approved standard to ensure the applicant's due process rights are being protected."[20] Where denial of an application is driven by policy preferences that are not reflected in the controlling land use ordinance, LLUPA and case law provide that such a decision is subject to invalidation on appeal.

Here, while the City identified the applicable approval criteria in the Order, the Order does not explain *how* the Applications fail to meet those criteria based on the evidentiary record.[21] Instead, the Council's denial rests primarily on generalized policy concerns and a desire to reassess planning frameworks in the future—considerations that are not appropriate or tied to the controlling approval standards in the LDC.[22]

For example, the "Things to Change to Obtain an Approval" section of the Order cannot be tied to any of the criteria on which the denial was based. There, the Order states that the Applications "may have a more likely chance of being successful" if they proposed fewer residential units, offered for-sale housing, and imposed deed restrictions on at least 50 percent of the units for either local workforce housing, a prohibition on short-term rentals, or some combination of the two.[23] None of these recommendations correspond to a finding that the Applications failed to meet any specific approval criteria enumerated in the LDC.

Similarly, in the "Order and Reasoning" section, the Order cites difficulty "seeing the big picture" due to Macher's phased application approach. Title 10, Article 14 of the LDC authorizes the Planning Director to administer and enforce the zoning code and to adopt administrative procedures as necessary. The Code does not impose any sequencing requirement on related land-use applications, and it incorporates Idaho Code Title 67, Chapter 65, which allows consolidated review and hearings when notice requirements are satisfied. Further, that concern is particularly incongruent with the record, which reflects that, approximately two years earlier, the Council advised Macher that the proposal was "too much, too big, too fast," prompting Macher to proceed in phases.[24] The Council's reliance on the phased approach—that the Council previously requested—as a basis for denial now underscores that the decision rests on shifting policy preferences rather than any faithful application of the LDC.

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[19] *Veterans Park Neighborhood Ass'n, Inc. v. City of Boise*, 175 Idaho 194 (2025); *Cowan v. Bd. of Comm'rs*, 143 Idaho 501 (2006).
[20] LDC § 14.7.1.
[21] *See generally* City of Victor, Order.
[22] Victor City Council Hearing Transcript (Apr. 8, 2026) at approximately 2:26:39:010 (Council discussion reflecting a desire to pause or defer approvals until longer-term growth and planning issues are resolved). *See also* City of Victor, Order at 1 (advising the Applicant to wait to reapply again in two years after the comprehensive plan update is completed).
[23] City of Victor, Order at 1.
[24] Victor City Council Hearing Transcript (Apr. 8, 2026) at approximately 1:39:44.954.

Further, at this stage, the Council has not been asked to approve any ultimate development outcome at the Subject Parcel. The Applications seek only a zone change and a land division. These threshold gatekeeping approvals establish the framework for future development that itself must remain consistent with the Comprehensive Plan and LDC. If approved, any future construction would be subject to subsequent Site Plan and Design Review approval, and no development could proceed without satisfying those additional requirements.[25] That later phase of review is the appropriate forum to address many of the design-specific and operational concerns raised by the Council.

III. The Rezoning Denial Is Legally Unsupportable When Measured Against the Controlling Standards at LDC § 14.7.12.B.

Under LLUPA, a land use decision must be supported by "substantial evidence on the record as a whole," meaning "relevant evidence that a reasonable mind might accept to support a conclusion."[26] The Council acknowledged in its "Conclusions of Law" that the rezoning application meets applicable standards, and neither Staff nor the Planning and Zoning Commission identified any approval criterion that was not satisfied.[27] Yet, the Order ultimately denies the Applications without citing any supporting evidence. For instance, the Order states that the proposed development and open-space locations do not align with the Open Space and Future Land Use Map designations but fails to provide any explanation in support of this finding.[28] This example is particularly troubling when the Council's own findings state that the "applicant has clearly thought about the comprehensive plan's goals and is working toward providing meaningful open space."[29] As explained further below, the Order lacks substantial evidence supporting the Council's denial of the Applications.

The Council's denial of the Applications was also arbitrary and capricious and an abuse of discretion. "A city's actions are considered arbitrary and capricious if made without a rational basis, or in disregard of the facts and circumstances, or without adequate determining principles."[30] "A city's actions are considered an abuse of discretion when the actions are arbitrary, capricious or unreasonable."[31] Here, many of the concerns expressed by the Council during deliberations were framed as future, speculative "what-if" scenarios rather than findings tied to the adopted criteria and the evidentiary record. Further, the written findings in the Order are inconsistent and not clearly tied to the LDC criteria. Taken together with the Council's discussion at the April 8 hearing, the record indicates that the denial was based on considerations outside the LDC—namely, discomfort with incremental approvals, a preference for lower

[25] City of Victor, Order at 2.
[26] I.C. § 67-5279(3); *Renaissance Project Dev. LLC v. Twin Falls Cnty*., 173 Idaho 572, 577 (2024) (holding that conclusory statements cannot support application denial).
[27] City of Victor, Order at 8.
[28] *Id.* at 1.
[29] *Id.* at 4.
[30] *Lane Ranch P'ship v. City of Sun Valley*, 145 Idaho 87, 91 (2007) (holding that denial of private road application based on factors not listed in city code was unreasonable and abuse of discretion).
[31] *Id.*

densities at the edge of town, and a desire to revisit the Comprehensive Plan. Because the Council's denial was based on factors not listed in the LDC, it is unreasonable and an abuse of discretion.

Specific deficiencies are discussed below. The relevant LDC criteria are provided and quotations from the order are provided in italics.

A. Consistency with the Comprehensive Plan (LDC 14.7.12.B.1)

"The Council found that the future land use map designations of open space and employment does not align exactly to the locations of the proposed development and park/buffer dedication."[32]

The Council found that the Future Land Use designations of Employment and Open Space do not align exactly with the locations of the proposed development and park or buffer areas. However, the record does not explain how the Council reached that conclusion or identify evidence relied upon to support the finding. To the contrary, the record shows that RM-2 and CX zoning districts are contemplated within the Employment Future Land Use designation.[33] Indeed, in its findings under criterion LDC § 14.7.12.B.3, the Council acknowledged that "the proposed development fits well within the description of the employment future land use designation, especially regarding the mix of uses and campus-like feel with its connection to the open space area with the brewery."[34]

Despite these findings, the Order states that the proposed retail should not be located this far from the downtown core.[35] That concern is not supported by the Comprehensive Plan, which allows commercial corridor uses within the Employment designation and identifies primary uses that include "office, light industrial, retail, and service."[36] The Comprehensive Plan does not restrict retail uses to the downtown core, contrary to the rationale provided in the Order.

With respect to alignment with the Open Space designation, the record and staff findings demonstrate that the Open Space future land use designation applies to this site due to mapped floodplains.[37] Those floodplains are not associated with a direct water source, and the Applicant has already obtained an approved FEMA Conditional Letter of Map Revision (CLOMR) authorizing regrading of the site.[38] Regardless, the Application is consistent with the Open Space designation because it provides open space well in excess of code minimums, designating

[32] *Id.* at 5.
[33] Victor City Council Hearing Transcript (Apr. 8, 2026) at approximately 1:16:38.134. ("[T]here's a chart in the comprehensive plan that shows that CX is one of the recommended zoning districts for the employment designations."). *See also* Comprehensive Plan ReEnvision Victor, Jan. 21, 2021, pg. 24 (Land Use Category Table).
[34] City of Victor, Order at 5.
[35] City of Victor, Order at 1.
[36] City of Victor, Order at 3.
[37] *Id*.
[38] *Id*. *See also*, Victor City Council Hearing Transcript (Apr. 8, 2026) at approximately 1:44:49.614.

approximately 23.5 percent of the site as open space.[39] The Council's decision does not explain how these facts in the record demonstrate that the Application fails to substantially conform to the Comprehensive Plan as required by LDC § 14.7.12.B.1, nor does it identify evidence contradicting the staff and Commission findings on this point (which the Council itself adopted).

LLUPA directs planners to conduct a comprehensive planning process to update the Comprehensive Plan with desirable future situations for each planning component. "The Plan * * * is to be used as a planning tool to assist governing bodies in moving in the direction that the community has determined is most orderly and beneficial."[40] Accordingly, there is an explicit process to update the Plan in accordance with I.C. § 67-6508. The Plan cannot simply be rewritten by elected officials on a project-by-project basis.

B. Character of the Area (LDC § 14.7.12.B.3)

"The Council found that the proposed development fits well within the description of the employment future land use description especial regarding the mix of uses and the campus like feel with its connection to the open space area with the brewery. However it does not conform to the open space future land use description which takes of the majority of the property."[41]

As explained above, the Open Space designation results from the presence of FEMA-mapped floodplain, and the application substantially exceeds applicable open-space requirements. The record contains no contrary evidence establishing incompatibility with surrounding development, which includes multifamily and mixed-use uses consistent with the application.[42] The Council's findings underscore this conclusion, noting that "the applicant is designating 1.39 acres of open space, or 18.7% of the parent parcel (23.5% open space after road dedication). This is far above the 5% open space required by code. The Applicant has clearly considered the goals of the Comprehensive Plan and is working toward providing meaningful open space."[43]

Taken together, these facts demonstrate that the Zoning Map Amendment reinforces—rather than undermines—the existing and planned character of the area, as required by LDC § 14.7.12.B.3.

C. Inability to Use Property Under Existing Zoning (LDC § 14.7.12.B.5)

"The Council found that the existing zoning would allow for only 2 residences on the 7 acres parcel. This density is not consistent for planned intown densities, however some members of council felt that the RC zoning is a good transition zoning at the edge of town."[44]

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[39] City of Victor, Order at 4.
[40] Victor Municipal Code, Title 9, Comprehensive Plan, Chapter 1.
[41] City of Victor, Order. at 5.
[42] Victor City Council Hearing Transcript (Apr. 8, 2026) at approximately 1:19:29.602.
[43] City of Victor, Order at 4.
[44] *Id.* at 6.

The history of the Subject Parcel's current zoning designation is an important consideration. As the City previously acknowledged, "[w]hen this property was annexed, the RC zoning was designated as a place holder zoning until the property owner was ready to move forward with developing the property."[45] Although some Council members expressed policy views that RC zoning may function as a transitional designation at the edge of town, the record contains testimony that certain Council members "don't think anybody wants to see it developed into three single-family lots. That's probably not the highest and best use for it either."[46]

Subjective preferences regarding future proposed uses, which are untethered from the LDC and its controlling criteria, cannot be the basis for denying an application. And, again, these Applications are not a development proposal: Site plan and design review approval will be required for any specific development proposal in the future.[47]

D. Need for the Proposed Use (LDC § 14.7.12.B.6)

"The Council heard from the applicant that they inten[d] to create availability of smaller square foot commercial spaces that would help find a gap in the commercial rental space market. The Council also heard from the applicant regarding the Housing Needs Assessment."[48]

Staff and the Applicant testified that the proposal aligns with the "Envision Victor" long-range planning vision by addressing identified housing needs, responding to demand for smaller-format commercial space, and providing mixed-use development proximate to existing infrastructure. [49] The Council acknowledged the existence of housing needs and used the hearing to discuss potential affordability and workforce housing commitments, discussions that the Applicant engaged in constructively.[50] At this stage, however, the Council's inquiry is limited to whether the Applications are consistent with the controlling criteria of the LDC, not whether a particular mix, intensity, or ultimate use is preferred, as no site-specific development proposal is before the City. Accordingly, the exchange regarding workforce housing percentages and short-term rental limitations reflects negotiations over potential conditions of approval, not evidence that the proposed use is inconsistent with the LDC.

IV. The Short Plat Denial Unsupported by Findings or Evidence.

The Order acknowledges that the Short Plat application satisfies applicable subdivision standards, and the sole basis for denial was the denial of the rezoning application. The Council's findings confirm that all proposed lots comply with dimensional standards, that no variances

[45] *Id.* at 3.
[46] Victor City Council Hearing Transcript (Apr. 8, 2026) at approximately 2:40:32.394.
[47] City of Victor, Order at 2.
[48] *Id.* at 6.
[49] Victor City Council Hearing Transcript (Apr. 8, 2026) at approximately 1:47:54.494.
[50] *Id*. at approximately 2:01:10.258.

were requested, that the road layout was shaped at the City's request, and that public service capacity was previously confirmed in connection with annexation.[51]

The Order states, in addressing LDC § 14.5.9.B.3, that, "[w]ith the rezoning denied there is not a way for this criterion to be met," but does not explain why that conclusion follows from the governing standards. Because the Short Plat denial rests entirely on the rezoning decision, it cannot independently stand if the rezoning denial is reconsidered or reversed. More importantly, the short plat denial is defective because it is not grounded in an analysis of the approval criteria set forth in 14.5.9.B, but instead was based entirely on the rezoning outcome.

V. The Council's Shifting Policy Preferences Cannot Replace Controlling Code Requirements.

LLUPA states the Legislature's intent that land-use decisions "should be founded upon sound reason and practical application of recognized principles of law," and directs reviewing bodies to evaluate proceedings with an emphasis on fundamental fairness and the essentials of reasoned decision-making.[52] Consistent application of adopted standards reflected in the LDC is a core component of that fairness mandate.

The Council's denial of these Applications indicates that the Council has not applied that fairness mandate faithfully. The Council recently approved a zone change for a similar proposal submitted by Peak Property Ventures LLC, which requested rezoning to CX from its original zoning of Commercial Corridor ("CC") and RM-2.[53] As the Council explained in that approval document, "CX and CC allow for nearly all of the same uses according to the Use Table in the LDC. CX also allows for all the same multi-family uses as RM-2, however, it does not allow for the same single family or lower densities residential uses. Due to the similarities of allowed uses, the applicant is accurate in their narrative that the request for CX would allow for the same type of uses currently allowed."[54] CC and RM-2 are both recommended zoning districts within the Employment designation.[55] The Peak approval further recognized that concentrating permitted uses within fewer, larger mixed-use structures provides greater opportunity to exceed minimum open-space requirements.[56]

The same development characteristics that the Council previously endorsed for Peak are present in the Applications. The record does not identify a principled, criteria-based distinction explaining why flexibility was afforded in the Peak approval but not here, indicating that the Council did not rely on fundamentally fair and reasoned decision-making grounded in the LDC.

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[51] Findings of Fact, Conclusions of Law, Decision, Reasoning, and Order from the annexation of this property, Feb. 27, 2025. Ordinance #0633, recorded with Teton County Recorder's office as Instrument #289010. ("City of Victor has confirmed capacity for City services to provide for this property.")
[52] I.C. § 67-6535.
[53] LU2025-12, Findings, Conclusions of Law, Reasoning, and Order at 1, Dec. 16, 2025.
[54] *Id*. at 3.
[55] City of Victor, Order at 3.
[56] LU2025-12, Order at 3.

VI. Conclusion

East Idaho and Macher have worked cooperatively with the City for more than two years to establish themselves as responsible development partners and ensure that the City's planning concerns are addressed. Through that cooperative work with the City, the Applicant put forward applications for rezoning and a short plat that both staff and the Commission supported because they are consistent with the intent of the Comprehensive Plan and represent a logical and compatible development of the Subject Parcel. This project stands as a unique opportunity to provide much-needed housing options, create accessible public open spaces, and establish pedestrian pathways that enhance connectivity throughout the community. Importantly, all of these elements are planned for an area the City has already designated for growth and infrastructure improvements as part of its long-range vision. By aligning with the City's strategic planning framework, the project aims to support sustainable development while fostering a vibrant, connected, and livable community.

Unfortunately, the Applications were denied based on broader concerns about development within Victor generally, and not based on the applicable LDC criteria as applied specifically to the Applications. The Order and denial are not supported by substantial evidence explaining how the Applications fail to meet the requirements of the LDC. The Order is also internally inconsistent and reflects application of policy preferences that are not reflected in the LDC or the Comprehensive Plan, which is arbitrary and capricious, and an abuse of discretion.

East Idaho and Macher respectfully request that City Council reconsider and reverse its denial of LU2025-17 and SD2025-16 and approve both Applications subject to staff-recommended conditions and any additional conditions supported by the record. East Idaho and Macher stand ready to re-engage with the Council, staff, and the Commission on the Applications and seek to work cooperatively with the City as they have for several years.

Please do not hesitate to contact me if you have questions regarding this request.

Sincerely,

Merissa A. Moeller

Merissa A. Moeller

cc: Wade Foster, [email redacted]
Rachel Aramburu, [email redacted]
Jerry Jones, [email redacted]

Enc: Order, Reasoning, Findings, and Conclusions of Law, April 20, 2026.
Letter of Authorization, January 17, 2024.
Victor City Council Hearing Transcript, April 8, 2026.
Victor Planning and Zoning Commission Hearing Transcript, February 19, 2026.
Request for Reconsideration Payment Receipt.

Order, Reasoning, Findings, and Conclusions of Law,
April 23, 2026

CITY OF VICTOR

PHONE (208) 274-7082 | www.victorcityidaho.com

Order, Reasoning, Findings, and Conclusions of Law

REPORT DATE: April 20, 2026

HEARING DATE: April 8, 2026

FILE NUMBER / NAME	**LU2025-17 – Rezoning to RM2 and CX & SD2025-16 – Short Plat – Northwest corner of Baseline Road and HWY 33 – East Idaho Holdings LLC**		
APPLICATION TYPE	Rezoning Map Amendment and Short Plat		
PROJECT APPLICANT	Macher Management LLC	PROPERTY OWNERS	East Idaho Holding LLC
PROJECT LOCATION	Northwest corner of Baseline Road and Hwy 33, Victor, Idaho	PARCEL # / TAX #	RP03N45E140011
LAND USE MAP	OS Open Space and EMP Employment	LAND USE ACTIVITY	Vacant
ZONING DISTRICT	RC Residential Cluster	OVERLAY DISTRICT	Flood Hazard Area

ORDER AND REASONING

The application for rezoning from Residential Cluster (RC) to Residential Multi-Family (RM-2) and Commercial Mixed Use (CX) is denied because the proposed development and open space locations do not align with the Open Space and Future Land Use Map designation locations, including that the proposed retail should not be this far from the downtown core. The application does not conform to many of the rezone criteria contained in our code. The phased approach of the applications, obtaining annexation last year now returning with the rezoning request make it challenging for a member of council to see the big picture of the proposal and understand all of its potential impacts to the community.

THINGS TO CHANGE TO OBTAIN AN APPROVAL

If the applicant were to apply again it would be advised that they wait until after the comprehensive plan update is completed in 2 years. If a future application proposed less residential housing units to reduce the overall density, offered some housing units as for sale products and provide deed restrictions on at least 50% of the housing units, for either no short-term rentals or local workforce housing or a combination of both the application may have a more likely chance of being successful.

SUBJECT PROPERTY

The subject property encompasses approximately 7.42 acres. The subject property is located at the northwest corner of Baseline Road and Hwy 33. The property was annexed into the City of Victor in February 2025 and assigned the zoning designation of RC Residential Cluster. The properties adjacent to the subject property are zoned CH Commercial Heavy to the north; REC Parks and Recreation across the highway to the south; and RM-1 Residential Multi-Family to the east. The property is currently vacant. The existing neighboring uses to the north is a brewery, to the south is a city park, and to the east is vacant. In addition, a multifamily project is under construction to the north across S Agate Ave.

The property is boarded by Highway 33 to the southwest and Baseline Road to the east. There is currently not any driveway access to site.

Floodplains currently impact a large portion of the site. The applicant is working with an engineer to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to fill and re-grade the site to be able to develop on the property while still providing flow for the floodplain. There are no documented wetlands on the property. There are no other distinct natural features of note on the property.

THE REQUEST

The application requests a Rezone Map Amendment [LDC Sec. 14.7.12] of the subject property to RM-2 Residential Multi-Family and CX Commercial Mixed Use from its current RC Residential Cluster zoning. The Second Part of the request is for a

Short Plat to create a 4-lot subdivision and dedicate roadway for the new access road as well as cleaning up the Baseline ROW dedication. The applications include a concept site plan to demonstrate the proposal for commercial mixed-use area and multi-family areas. The site plan also includes an open space area near the brewery's yard and a large highway buffer along Hwy 33.

Once the rezoning is approved the applicant will be required to obtain Site Plan and Design Review approval before being granted any construction permits.

RECORD OF PROCEEDINGS

The procedure requires a public hearing before the Planning and Zoning Commission and City Council in order to be approved [LDC Sec. 14.7.12]. Prior to the Council considering the applications at it's April 8, meeting:

- The property was annexed into the City of Victor and assigned the RC Residential Cluster zoning district on February 26, 2025, by Ordinance #O633, and recorded with the Teton County Recorder's office as Instrument #289010.
- Pre-Application Meeting was held on November 18, 2025
- The application for short plat was filed on December 13, 2025 [LDC Sec. 14.3.2.B] and fees paid [LDC Sec. 14.3.2.C] on December 16, 2025.
- The application for rezoning was filed on and fees paid on December 29, 2025.
- Service Provider Notification [LDC Sec. 14.2.2.D] was completed on January 7, 2026. The following service providers were emailed notice: City of Driggs, Teton County Fire, Fall River Electric, Trail Creek Irrigation, Public Works, Teton County Joint Housing Authority, Idaho Transportation Department, Silverstar Communications, Teton Valley Trails and Pathways, Teton County, Teton School Dist., 401 RAD Curbside, City Attorney.
- The public hearing notice was posted on the City website on January 5, 2026 and at City Hall on December 29, 2025. [LDC Sec. 14.3.5]
- Property owners within 300', and all political subdivisions have been notified by mail of this application and notice was posted on the property on January 6, 2026. [LDC Sec. 14.3.5]
- Legal notice in the newspaper was published on January 7, 2026. [LDC Sec.14.3.5]
- The Planning and Zoning Commission opened a public hearing on January 22, 2026 and moved to continue the hearing to February 19, 2026 at 7:00 PM.
- The Planning and Zoning Commission held the continued public hearing on February 19, 2026, reviewed the project record, heard testimony from staff and the applicant, heard public comment, and discussed and deliberated regarding the application's impacts.
- The Planning and Zoning Commission moved to recommend approval of these applications.
- The public hearing notice was posted on the City website on February 24, 2026 and at City Hall on February 26, 2026. [LDC Sec. 14.3.5]
- Property owners within 300', and all political subdivisions have been notified by mail of this application and notice was posted on the property on March 3, 2026. [LDC Sec. 14.3.5]
- Legal notice in the newspaper was published on March 18, 2026. [LDC Sec.14.3.5]
- City Council held a public hearing on April 8, 2026, reviewed the project record, heard testimony from staff and the applicant, heard public comment, and discussed and deliberated regarding the application's impacts.
- City Council voted to deny both applications.

APPLICABLE CRITERIA

Listed below are governing standards that shall apply:

- *Victor Land Use Development Code (LDC)*: **Sec. 14.7.12.B** Approval Criteria used for a Rezone Map Amendment and **Sec 14.5.19** Approval Criteria Used for a Short Plat
- *City of Victor Comprehensive Plan*
- *Idaho State Code* **§67-6511A**

ALTERNATIVES/POSSIBLE ACTIONS

The following are the possible courses of action on the application:

1. Table decision making, seek additional public input, and continue the hearing during a subsequent meeting, if continued the applicant must be made aware of the specific information they should prepare or obtain before the next hearing date.
2. Recommend approval of the applications as submitted or with conditions, if approved reasoned statement must be provided supporting your vote.
3. Recommend denial of the applications, if denied reasoned statements must be provided supporting your vote and the applicant must be made aware what they could change about their application to garner a positive vote if they were to submit again.

STAFF ANALYSIS
Staff recommended that the council review the application materials and how they compare to the approval criteria. Staff supported the application with conditions of approval.

FINDINGS

REZONING
The application requests a Rezone of the subject property to CX Commercial Mixed Use and RM-2 Residential Multi Family from its current zoning of RC Residential Cluster.

When this property was annexed, the RC zoning was designated as a place holder zoning until the property owner was ready to move forward with developing the property. While the property owner envisions multi-family and mixed-use commercial on the property, they are open to discussion and suggestions regarding the final development. This is also why the developer has submitted concept plans that are very general as the overall layout and building footprints have not yet been determined.

According to the Comprehensive Plan's Future Land Use Map, the designation of the subject property is Employment and Open Space. Within the EMP Employment designated areas, the Comprehensive Plan recommends the zoning districts of CC Commercial Corridor; CH Commercial Heavy; IX Industrial Flex; IL Industrial Light; RM1 and RM2 Residential Multi-Family; CIV, Civic and Institutional; REC Parks and Recreation. The recommended Primary Uses include office, light industrial, retail, and service. The recommended Secondary Uses include multi-family residential; live/work residential; neighborhood and community parks.

The overall description for the Employment Future Land Use category states:

> *"This category includes commercial areas with a variety of office, retail, and light industrial, integrated with essential services, and supported by compatible multifamily and live/work residential uses. Building types may include free-standing, mid-rise, retail, office, and medical buildings in a unified campus-like setting with high-quality design integrated with urban elements such as pedestrian connectivity and green space. These areas are located near major arterials and regional trail system."*

The Open Space designation is on the site due to the floodplains. Within the OS Open Space designated areas, the Comprehensive Plan recommends the zoning districts of RC Residential Cluster; CIV Civic and Institutional; REC Parks and Recreation; CON Conservation. The recommended Primary Uses include undeveloped, natural open space; drainageways/ floodplain areas; agricultural uses; conservation and cluster development easement areas. The recommended Secondary Uses include recreation uses such as parks and trails; civic uses; detached, clustered single-family.

The Open Space designation was put on this property due to the floodplains. The applicant is working with FEMA to re-grade this site and reduce the floodplains to a small linear area along the highway. The floodplains in this area are not linked to a direct water source, as Trail Creek is located on the other side of the highway, but remain mapped due to topography moving overflow waters from peak season rain or snow melt events that are not able to flow through the culvert over 2,000 feet southeast of the site. The City will be requiring a zero-rise or no-rise certificate from the applicants engineer to be submitted with their floodplain permits to ensure that they have calculated and accommodated for required flood storage onsite and that the re-grading of their site will not have an impact on the floodplain levels of neighboring properties.

Per the short plat proposal (analysis below) the applicant is designating 1.39 acres of open space or 18.7% of the parent parcel (23.5% open space after road dedication). This is far above the 5% open space required by code. The applicant has clearly thought about the comprehensive plans goals and are working toward providing meaningful open space. Each lot will also need to provide additional open space at the time of development due to coverage maximums, landscaping requirements, snow storage minimums, stormwater detention, and other requirements of the development standards.

Review of request for CX on the subject property:

- The CX district is very similar to the CC district which is one of the recommended zoning districts for the Employment Future Land Use designation.
- Description of zoning district from the LDC, *"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 type options include townhouse, apartment, live work, shopfront house, single-story shopfront, mixed use shopfront, and general building. CX should be applied in areas where the existing or proposed land use pattern promotes mixed use and pedestrian-oriented activity."*
- Due it the proximity to Sherman Park, a zoning district that promotes more walkability and pedestrian connectivity would be more beneficial than some of the other zoning district recommended by the comprehensive plan.

Review of request for RM-2 on the subject property:

- The RM-2 district is consistent with the Employment Future Land Use designations as one of the recommended zoning districts.
- Description of zoning district from the LDC, *"RM-2 is intended to accommodate a variety of residential options including single-family, two-family, and multifamily. RM-2 should be applied in areas where the existing or proposed land use pattern allows for a variety of residential options. Uses that would substantially interfere with the residential nature of the district are not allowed. Developments of 5 acres or more are required to have a mix of at least two building types, not including accessory buildings."*
- The City has seen an influx of multi-family housing over the past few years. However, according to the Housing needs assessment, more housing is still needed.
- To ensure that residential is not developed on the entirety subject property, staff has added a condition of approval limiting the dwelling units within purely residential building types being allowed in the CX portion of the property. This means that mixed use buildings and commercial buildings would be allowed but apartments or town homes would be limited in the CX portion and but fully allowed to be developed on the RM-2 portion of the property.

Regarding the concept site plan, the farthest northeast and southwest parcels are noted as open space on the plat. Highway buffers are required to be on their owner parcel, and it also eliminates the concern of creating double frontage lots, which are not allowed per code. This creates two developable corner lots. Baseline Road will remain the higher classification roadway and will likely be the primary frontage for these lots regarding build-to-zone requirements. Most likely addresses and access will all be taken from the proposed Market Street as the side street for both parcels.

The main access to the site is proposed via a new road that will connect Baseline Road to the property to the northwest. The commercial mixed-use area will have their parking lots accessed off the new road. The residential portion of the property will utilize several driveways to access the different residential buildings. According to the traffic impact memo 60% of the site-generate trips will use Highway 33 and not impact neighborhood streets. In recent years the Baseline Road Highway 33 intersection has been improved by having the alignment adjusted and adding right turn lands from the Highway onto Baseline Road. The City has also improved the Baseline Road S. Agate Ave intersection by making it a 4-way stop. Due to these recent improvements the City is not seeking off site roadway improvements from the developer. Staff has added a condition of approval requiring that the multi-use pathway be realigned per Teton Valley Trails and Pathways request.

Staff has prepared a list of conditions of approval that would apply to the property. These conditions will be memorialized in a development agreement. Additional conditions of approval that may be needed to mitigate potential impacts of the uses allowed in the zoning district can be added by motion of the Commission or Council.

CRITERIA OF APPROVAL FOR REZONING

Regulation	Required/Allowed	Proposed	Conformance
14.7.12.B.1	The Zoning Map Amendment substantially conforms to the Comprehensive Plan.	ReEnvision Victor states that RM-2 zoning is allowed in the Employment area. The Plan goals include the need for a variety of housing products and densities to accommodate the community's needs, as well as diverse commercial development to support employment opportunities. The Plan states that housing should be situated near employment centers, connected to downtown and amenities by a multimodal network. This development fulfills each of those goals, by creating a node of residences, commercial amenities that will provide economic growth, and community amenities such as open space and a pathway connection.	Does not Conform
Council Findings	*The Council found that the future land use map descignations of open space and emplyment does not align exactly to the locations of the proposed development and park/buffer dedication.*		
14.7.12.B.2	The Zoning Map Amendment substantially conforms to the stated purpose and intent of this Code.	In addition to the purposes from Title 1.1.1.C which refer to the Comprehensive Plan, the proposed change adheres to the following applicable purposes: 1.1.1.C.3 "To encourage urban development within incorporated cities." The proposed zone would increase residential density and urban feel of an area close to downtown and adjacent to neighborhoods with similar densities and building types. Creating housing opportunities in city limits reduces pressure to build residential developments in less dense parts of the County. 1.1.1.C.6 "To avoid undue water and air pollution." A number of environmental and public health benefits will be realized by promoting higher density residential development near Victor's core, including reduced vehicle miles traveled and fewer private waste treatment systems.	Conforms
Council Findings	*The Council did not find anything beyond the already established record.*		
14.7.12.B.3	The Zoning Map Amendment will reinforce the existing or planned character of the area.	The existing character of the surrounding area is mid and low density residential, civic uses such as the ice arena, park, and transit center, and commercial/industrial at the Brewery. Open space and pathways are connected across the highway, making this an ideal location for continuing the pattern of residential development with appropriate neighborhood commercial amenities. The planned character of the neighborhood as defined by the comprehensive plan includes employment centers, with the opportunity to include multifamily residential and community amenities such as parks.	Does not Conform
Council Findings	*The Council found that the proposed development fits well within the description of the employment future land use description especial regarding the mix of uses and the campus like feel with its connection to the open space area with the brewery. However it does not conform to the open space future land use description which takes of the majority of the property.*		
14.7.12.B.4	The subject property is appropriate for development allowed in the proposed district.	The characteristics of the subject parcel are ideal for residential development: level and flat, served by public services, adjacent to similar developments and downtown	Conforms

		Victor, connected by the existing transportation system, especially proximity to Hwy 33.	
Council Findings	*The Council did not find anything beyond the already established record.*		
14.7.12.B.5	There are substantial reasons why the property cannot be used according to the existing zoning.	The subject property may be developed in compliance with the Land Development Code under existing zoning; however, council seemed to recognize that a density somewhere in between the RM2 and RC might be most appropriate.	Does not Conform.
Council Findings	*The Council found that the existing zoning would allow for only 2 residnences on the 7 acres parcel. This density is not consistent for planned intown densities, however some members of council felt that the RC zoning is a good transition zoning at the edge of town.*		
14.7.12.B.6	There is a need for the proposed use at the proposed location.	Council wants to see this level of density closer to the core and does not want the need to be met in this area of the city.	Does not Conform
Council Findings	*The Council heard from the applicant that they intent to create avalablility of smaller square foot commercial spaces that would help find a gap in the commercial rental space market. The Council also heard from the applicant regarding the Housing Needs Assessment.*		
14.7.12.B.7	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, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.	In the Findings of Fact, Conclusion of Law, Decision, Reasoning, and Order from the annexation of this property, dated February 27th, 2025, the City of Victor states: "City of Victor has confirmed capacity for City services to provide for this property. Further, Garbage and Power providers have also confirmed capacity to provide services to this property."	Conforms
Council Findings	*The Council did not find anything beyond the already established record.*		
14.7.12.B.8	The Zoning Map Amendment will not significantly impact the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation.	Significant air and noise pollution, or other nuisance, are not expected as part of this development, due to the residential and small commercial use. Because the property contains FEMA designated floodplain, a floodplain development permit will be required, as well as permitting through FEMA to alter the floodplain. These regulatory requirements will ensure that the proper review prevents water pollution, impacts to stormwater management, and storage or conveyance of floodwaters on the property.	Conforms
Council Findings	*The Council found that the applicant already has the FEMA permiting needed to grade the site. The Council found that there are no other environmental issues or concerns regarding this application or this site.*		
14.7.12.B.9	The Zoning Map Amendment will not have a significant adverse impact on	Providing housing, commercial amenities, employment opportunity, and community amenities such as a park and pathway are expected to have positive impacts on the property in the vicinity, as well as the community as a whole. Impacts to the floodplain, and any other impacts anticipated	Conforms

	property in the vicinity of the subject property.	by the City can be mitigated through required FEMA and DEQ permitting, impact fees, and adhering to Victor's land development code for a property development plan at the time of development.	
Council Findings	*The Council found that the applicant is already working with several of the neighboring property owners regarding easements or joint amenities. They heard from the applicant that they are anticiparting a possitive impact regarding pedistrian connectivy and activating the site.*		

SHORT PLAT

The application further requests a short plat to create 4 parcels. Adjacent to the highway there is a lot that serves as the highway buffer, pathway, and eliminates any concerns regarding double frontage lots, which are not allowed. This lot also will contain much of the floodplain storage from the CLOMR that the applicant is working towards with FEMA and is noted as an open space parcel. The next parcel is planned to be developed for multi-family. The roadway is proposed in the center of the property. The parcel northeast of the roadway is planned to be developed as mixed use commercial. The last parcel is noted as an open space parcel planned to be used with Grand Teton Brewing as an open plaza/beer garden/event space. The two developable parcels meet the size requirements for their requested zoning district.

CRITERIA OF APPROVAL FOR SHORT PLAT

Regulation	Required/Allowed	Proposed	Conformance
14.5.9.B.1	The proposed subdivision does not exceed 5 total lots;	This Short Plat will create 4 lots.	Conforms
Council Findings	*The commission found that the 4 lots proposed meets the code.*		
14.5.9.B.2	The subdivision does not require the extension of public utilities (other than individual service lines) or other municipal facilities, and no substantial alteration of existing utility installations is involved;	While driveways and service lines could be accommodated for connecting to existing mains in different directions, public works and planning has requested that main lines be put in to provide better connection, water pressures, gravity flow, and maintenance. The roadway is proposed to be a public road per Public Works' and Planning's request to have better mobility and connection to future developments.	Does not Conform, however Public Works would prefer the installation of utility mains.
Council Findings	*The Commission found that the proposed design and road configuration were requested by the Public Works Director and that the applicant could have met this code standard. However, compliant design does not already equal good design.*		
14.5.9.B.3	Each proposed lot meets all applicable requirements of this Code and no variance or waiver from a standard is requested.	All proposed lots meet all applicable requirements of this Code and no variances or waivers from standard are requested.	Does not Conform
Council Findings	*With the rezoning denied there is not way for this criterion to be met.*		
14.5.9.B.4	Recommendations of the Administrator, including recommendations from internal City departments and external agencies;	Planning and Public Works both support the application, only if the roadway is public and utility mains are provided. The application will be subject to County Survey Review before recording the plat.	Conforms
Council Findings	*The council did not find any beyond the already established record.*		

CONCLUSIONS OF LAW

i. 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 Annexation applications.

ii. The Commission has authority to hear the applicant's Rezone Map Amendment Applications pursuant to Division 14.7.12 of Victor Municipal Code Title 10.

iii. The City of Victor Planning and Building Department provided notice for the review of this application in accordance with Victor Municipal Code Title 10, Divisions 14.1, 14.2.1.D, and 14.3.5.

iv. The Rezone Map Amendment applications are governed under Victor Municipal Code Title 10, Section 14.7.12.

v. The Rezone Map Amendment Application File LU2025-17 meets all applicable standards specified in Title 10 of Victor Municipal Code, as more fully described in the Findings of Fact above.

vi. The Council has authority to approve the applicant's Short Plat Application pursuant to Division 14.5.9 of Victor Municipal Code Title 10.

vii. The City of Victor Planning and Building Department provided notice for the review of this application in accordance with Victor Municipal Code Title 10, Divisions 14.1, 14.2.1.D, and 14.3.5.

viii. The Short Plat applications are governed under Victor Municipal Code Title 10, Divisions 14.5.9.

ix. The Short Plat Application File SD2025-16 meets all applicable standards specified in Title 10 of Victor Municipal Code, as more fully described in the Findings of Fact above.

CONDITIONS OF APPROVAL

These conditions of approval were recommended by the Planning and Zoning Commission intended to mitigate potential impacts from the proposed development.

1. The Owner shall be solely responsible for compliance with all applicable development requirements, and all previous and future land use decisions rendered for the property. All federal state and local laws shall be met.
2. A minimum of 10% of residential dwelling units shall be deed restricted to a qualified local household. A qualified local household being a household having one adult occupant who is either employed or has a verified job offer within Teton County, Idaho for at least 30 hours per week (or 1,560 hours per year) or has resided in Teton County, Idaho for at least one year prior and is either over the age of 65 or has a disability recognized by the federal government. This condition shall not apply to the hotel guest rooms.
3. A minimum of 20% of the residential dwelling units shall not be allowed to be used for short-term rental.
4. Dwelling units noted in conditions of approval 2 and 3 shall not be the same units.
5. A zero-rise or no-rise certificate shall be submitted at the time of their floodplain permit.
6. No more than 24 residential dwelling units of Residential Building Type structures shall be allowed within the CX Commercial Mixed Use zoned parcel, this includes Detached House, Attached House, Cottage Court, Duplex, Townhouse, Four-Plex, or Apartments. Building types that allow for residential as a secondary use such as Live Work, Shopfront House, or Mixed Use Shopfront shall remain an allowed building types.
7. At the time of development, the applicant shall improve any parts of the multi-use pathway that do not currently meet City Standards and realign the approach to the pathway underpass.

APPEAL NOTICE

This decision may be appealed by requesting the council reconsider the City Council's decision by filing such a request in writing in accordance with Victor Municipal Code Title 10, Section 14.8.

Will Frohlich (Apr 23, 2026 09:32:58 MDT)

Will Frohlich, Mayor

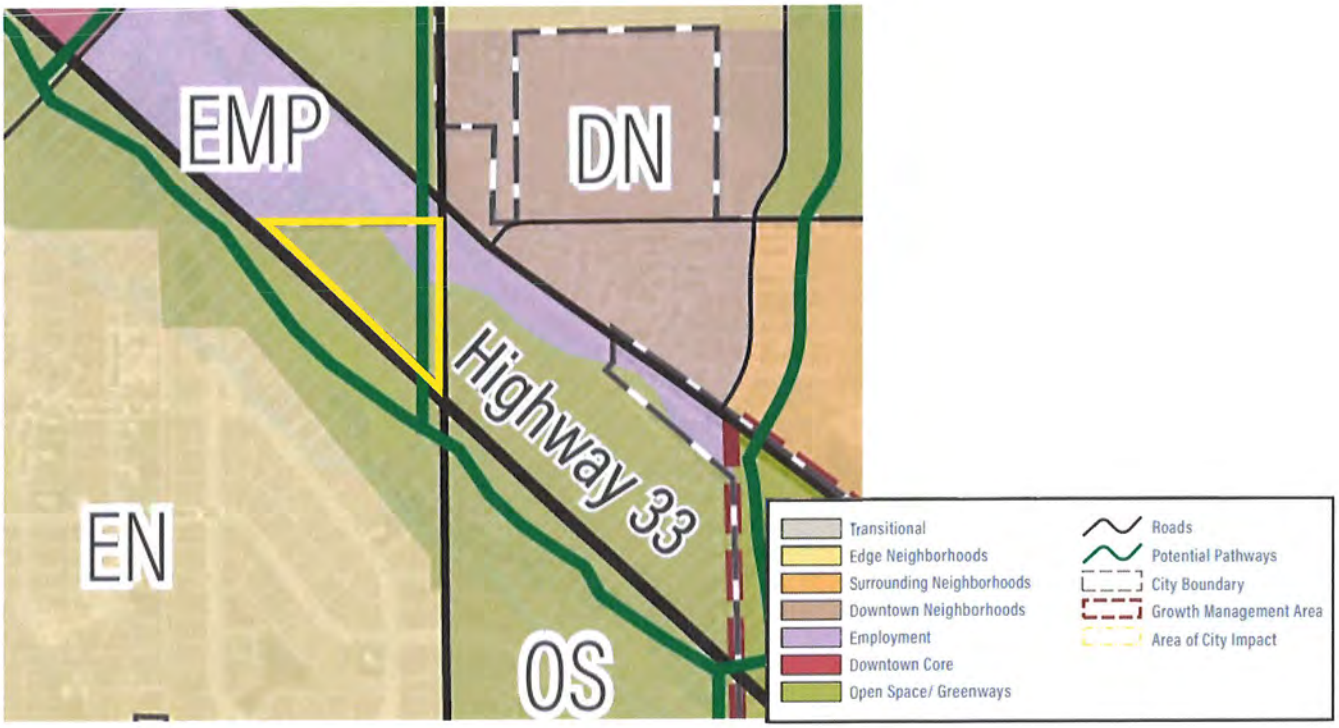
04/23/26

Date

PROJECT LOCATION



Comprehensive Plan Future Land Use Map



LU2025-17 Findings

Final Audit Report 2026-04-23

Created:	2026-04-23
By:	Kim Kolner (kimberlyk@victoridaho.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAlNcvJLjqbYSkaYTcuVpfGHPbtFUmO-Ea

"LU2025-17 Findings" History

Document created by Kim Kolner (kimberlyk@victoridaho.gov)
2026-04-23 - 3:28:32 PM GMT

Document emailed to mayor@victoridaho.gov for signature
2026-04-23 - 3:28:36 PM GMT

Email viewed by mayor@victoridaho.gov
2026-04-23 - 3:32:15 PM GMT

Signer mayor@victoridaho.gov entered name at signing as Will Frohlich
2026-04-23 - 3:32:56 PM GMT

Document e-signed by Will Frohlich (mayor@victoridaho.gov)
Signature Date: 2026-04-23 - 3:32:58 PM GMT - Time Source: server

Agreement completed.
2026-04-23 - 3:32:58 PM GMT

Adobe Acrobat Sign

Letter of Authorization,
January 17, 2024

City of Victor
LETTER OF AUTHORIZATION

Date: January 17, 2024

To Whom It May Concern,

Jake Durtschi, c/o East Idaho Holdings, LLC being owner of site with address of 490 Park Avenue, Idaho Falls, Idaho 83402, I give Jerry Jones with Macher Management, LLC authorization to act on my behalf for the processing of Annexation, Land Use, Subdivision, Platting, and Building Permit applications on the property located at the corner of Hwy 33 and Baseline Roads, known as Tax Parcel RP03N45E140011 in the City of Victor.

Owners signature

On this 16 day of August, 2024, before me Maria Cruz a Notary Public, personally appeared , known or identified to me, and who executed the instrument and acknowledged to me that he executed the instrument freely and voluntarily.

MARIA CRUZ
NOTARY PUBLIC
COMM. NO. 20191024
STATE OF IDAHO

NOTARY PUBLIC OF Idaho
Residing at: Idaho Falls.
Commission expires: May 29 2025

Victor City Council Hearing Transcript, April 8, 2026

WEBVTT

1
00:00:04.880 --> 00:05:27.570
Are

2
00:05:31.100 --> 00:05:31.580
we good, Michelle?

3
00:05:31.840 --> 00:05:32.320
You're good.

4
00:05:32.460 --> 00:05:34.460
All right. Thanks everyone for joining this evening.

5
00:05:34.520 --> 00:05:37.990
I'd like to call this Wednesday, April 8, 2026, Victor City Council meeting to

6
00:05:38.180 --> 00:05:40.760
order. Let the record show it's approximately 6:01 PM.

7
00:05:41.340 --> 00:05:42.740
Please join me for the Pledge of Allegiance.

8
00:05:45.150 --> 00:05:48.920
I pledge allegiance to the flag of the United States of America,

9
00:05:49.460 --> 00:05:52.880
and to the Republic for which it stands, one nation

10
00:05:53.120 --> 00:05:56.760
under God, indivisible, with liberty and justice for

11
00:05:56.800 --> 00:05:57.160
all.

12
00:06:04.032 --> 00:06:07.332
Let the record show Councilor Ross is present, Councilor Muncaster present,

13
00:06:07.612 --> 00:06:10.852
Councilor Suszek present, Councilor Halsing not present.

14
00:06:13.172 --> 00:06:14.222
Now we'll move on to announcements.

15
00:06:14.252 --> 00:06:16.272
Council meetings will be live-streamed through Zoom.

16
00:06:16.312 --> 00:06:19.222
Act of online participation during the meeting will be limited to scheduled

17
00:06:19.252 --> 00:06:22.892
visitors and presenters. We do have one proclamation I'm going to read this

18
00:06:22.932 --> 00:06:25.212
evening, which is the Fair Housing Month proclamation.

19
00:06:26.572 --> 00:06:30.412
Whereas April 2026 marks the 58th anniversary of the passage of Title

20
00:06:30.512 --> 00:06:34.212
VIII of the Civil Rights Act of 1968, commonly known as the Federal

21
00:06:34.332 --> 00:06:37.872
Fair Housing Act, and whereas the Idaho Human Rights

22
00:06:38.172 --> 00:06:41.852
Commission Act has prohibited discrimination in housing since 1969,

23
00:06:42.352 --> 00:06:45.752
and whereas equal opportunity for all, regardless of race, color, religion, sex,

24
00:06:45.872 --> 00:06:49.852
disability, familial status, or national origin, is a fundamental goal of our

25
00:06:49.912 --> 00:06:53.752
nation, state, and city, and whereas equal access to housing is an important

26
00:06:53.792 --> 00:06:57.112
component of this goal, as fundamental as the right to equal education and

27

00:06:57.152 --> 00:07:00.762
employment. And whereas housing is a critical component of family and

28
00:07:00.772 --> 00:07:04.682
community health and stability, and whereas housing choice impacts our

29
00:07:04.732 --> 00:07:08.312
children's access to education, our ability to seek and retain

30
00:07:08.352 --> 00:07:11.892
employment options, the cultural benefits we enjoy, the extent of our

31
00:07:11.912 --> 00:07:15.352
exposure to crime and drugs, and the quality of healthcare we receive in

32
00:07:15.392 --> 00:07:19.132
emergencies. And whereas the laws of this nation and our state seek to ensure

33
00:07:19.172 --> 00:07:23.142
such equality of choice for all transactions involving housing, and

34
00:07:23.172 --> 00:07:26.992
whereas ongoing education, outreach, and monitoring are key to raising

35
00:07:27.012 --> 00:07:30.592
awareness of fair housing principles, practices, rights, and responsibilities.

36
00:07:31.232 --> 00:07:34.252
And whereas only through continued cooperation, commitment, and support of all

37
00:07:34.292 --> 00:07:36.792
Idahoans can barriers to fair housing be removed.

38
00:07:37.432 --> 00:07:41.332
Now, therefore, I, Will Froelich, mayor of Victor, Idaho, do hereby proclaim April

39
00:07:41.592 --> 00:07:43.792
2026 to be Fair Housing Month.

40
00:07:50.092 --> 00:07:52.152
All right, with that, we'll move on to the consent calendar.

41
00:07:52.392 --> 00:07:55.692
The consent calendar this evening includes items March 25th,

42
00:07:55.832 --> 00:07:58.792
2026, regular meeting minutes, disbursements,

43
00:07:59.372 --> 00:08:03.132
findings for 2025-14 Teton Heights,

44
00:08:03.852 --> 00:08:07.392
and the last item, Victor City Park Improvements notice of award.

45
00:08:08.012 --> 00:08:11.632
Does anyone wish to remove anything from the consent calendar at this time?

46
00:08:13.681 --> 00:08:17.192
If not, I would entertain a motion to approve the consent calendar as presented.

47
00:08:17.932 --> 00:08:18.282
So moved.

48
00:08:18.992 --> 00:08:19.332
Second.

49
00:08:20.532 --> 00:08:22.352
Motion's been made and seconded. Councilor Ross?

50
00:08:22.532 --> 00:08:25.192
Aye, and thank you, Jasmine, for adding the

51
00:08:26.172 --> 00:08:28.652
numbers on the disbursements. I appreciate that.

52
00:08:29.052 --> 00:08:29.952
Councilor Muncaster?

53
00:08:30.692 --> 00:08:30.892
Aye.

54

00:08:31.392 --> 00:08:32.372
Councilor Suszek?

55
00:08:32.432 --> 00:08:32.692
Aye.

56
00:08:33.132 --> 00:08:35.552
Let the record show all in favor. Motion carries.

57
00:08:40.612 --> 00:08:42.413
Now we'll move on to the visitor section of the agenda.

58
00:08:42.452 --> 00:08:45.312
The visitor section of the agenda is reserved for in-person public comment

59
00:08:45.392 --> 00:08:47.212
pertaining to items not listed on the agenda.

60
00:08:47.712 --> 00:08:50.652
Public comment relating to work session items and the public hearing will be taken

61
00:08:50.692 --> 00:08:52.172
under those portions of the agenda.

62
00:08:52.612 --> 00:08:55.592
If you wish to make public comment this evening, please approach the podium, state

63
00:08:55.612 --> 00:08:58.152
your name and address for the record, and please limit public comment to three

64
00:08:58.392 --> 00:09:01.032
minutes. Does anyone wish to make public comment this evening?

65
00:09:01.652 --> 00:09:02.452
I do.

66
00:09:03.972 --> 00:09:06.472
I'm sorry, I'm a little under the weather.

67
00:09:07.952 --> 00:09:10.932
My name is Ashley Colletti,

68
00:09:11.372 --> 00:09:13.812
7153 Lakeside Road, Victor, Idaho.

69
00:09:14.792 --> 00:09:17.232
I'm here tonight to request a full refund for the

70
00:09:17.242 --> 00:09:21.232
$2,230 I was charged for a public records

71
00:09:21.292 --> 00:09:24.592
request. This started with a member of the public asking for

72
00:09:24.632 --> 00:09:28.592
information and being informed that, quote, "At the time, there

73
00:09:28.612 --> 00:09:32.522
is no correspondence that can be sent to you," and I will note that

74
00:09:32.532 --> 00:09:36.292
the city admin claimed this was due to attorney-client privilege.

75
00:09:37.952 --> 00:09:41.772
And we do know that he has passed the bar, so I believe he should have

76
00:09:41.812 --> 00:09:43.412
known better than to make this claim.

77
00:09:44.912 --> 00:09:48.672
Request was reworded to explain that attorney-client privilege was not applicable

78
00:09:48.712 --> 00:09:49.372
in this case,

79
00:09:50.292 --> 00:09:54.032
and I asked for a third party to retrieve the records because the city

80
00:09:54.132 --> 00:09:57.612
administrator acted in bad faith, and I no longer trusted his judgment.

81

00:09:58.092 --> 00:10:01.612
I received a quote for $2,230 to obtain the

82
00:10:01.632 --> 00:10:05.572
information and was told it would take, quote, "A significant amount of

83
00:10:05.672 --> 00:10:09.552
staff time to produce these records." There was some back and forth at this point,

84
00:10:09.612 --> 00:10:12.952
but I ended up going with the original quote for the third-party record pull to

85
00:10:12.992 --> 00:10:16.912
maintain the integrity of the

86
00:10:16.992 --> 00:10:19.672
records. Please note that I've been told

87
00:10:20.492 --> 00:10:24.092
multiple times by different individuals that not only is this charge

88
00:10:24.112 --> 00:10:28.032
shocking, but it is also not legal, whether I'm a county resident

89
00:10:28.052 --> 00:10:29.312
or not.

90
00:10:30.612 --> 00:10:33.852
A cost like this creates real barriers to public access and can

91
00:10:34.052 --> 00:10:37.632
effectively prevent citizens from obtaining information they are legally

92
00:10:37.672 --> 00:10:38.712
entitled to review.

93
00:10:39.572 --> 00:10:42.612
Now that I have looked through these docs, I understand why the city administrator

94
00:10:42.672 --> 00:10:45.232
did not want me to get my hands on them.

95
00:10:46.032 --> 00:10:48.592
I appreciate the city has now offered a refund of

96
00:10:48.612 --> 00:10:51.832
$1,000. However, that still leaves over

97
00:10:51.842 --> 00:10:55.652
$1,200 charged to access public information that Idaho law is

98
00:10:55.692 --> 00:10:58.152
clear should be reasonably accessible to the public.

99
00:10:58.832 --> 00:11:00.712
The records themselves are concerning.

100
00:11:00.752 --> 00:11:04.292
They include discussions about eminent domain and capital gains tax,

101
00:11:04.372 --> 00:11:08.332
annexation being invalid, or legal standing to judicial review.

102
00:11:08.912 --> 00:11:12.272
I want to be clear, I do not believe council was aware of the details contained in

103
00:11:12.312 --> 00:11:15.912
this request, but I would hope that you have since taken a look and found the

104
00:11:15.952 --> 00:11:17.572
information as alarming as I do.

105
00:11:18.392 --> 00:11:22.332
I'm not here to make legal conclusions about the matters tonight, but I am here

106
00:11:22.372 --> 00:11:26.252
to say that they are exactly the kinds of issues the

107
00:11:26.292 --> 00:11:30.272
public has a right to understand and should not have to pay a prohibitive

108

00:11:30.312 --> 00:11:34.032
cost to access. You continue to talk about transparency, but your

109
00:11:34.092 --> 00:11:37.592
actions speak louder than words. Public records laws exist to ensure

110
00:11:37.652 --> 00:11:39.392
transparency and accountability.

111
00:11:39.892 --> 00:11:43.692
When the cost of access becomes excessive, it undermines that purpose, whether

112
00:11:43.712 --> 00:11:47.352
intentional or not. Given the totality of circumstances, I'm

113
00:11:47.392 --> 00:11:51.011
respectfully asking the council to authorize a full refund.

114
00:11:53.672 --> 00:11:55.032
Thank you.

115
00:11:57.532 --> 00:12:01.012
Is there an official means by which Ashley can make that

116
00:12:01.052 --> 00:12:03.132
request, or did she just do so?

117
00:12:06.496 --> 00:12:09.656
I don't think we have a policy set up to make a request.

118
00:12:09.665 --> 00:12:11.816
I think you guys just heard it.

119
00:12:14.076 --> 00:12:15.676
So do we then get to discuss it?

120
00:12:16.356 --> 00:12:18.855
No, it's public knowledge. It's not on the agenda tonight.

121
00:12:19.376 --> 00:12:21.796
Can we request that it please be put on the agenda?

122
00:12:22.096 --> 00:12:22.336
Sure.

123
00:12:23.296 --> 00:12:24.836
I mean, if you request. Yeah. I mean,

124
00:12:26.876 --> 00:12:30.476
look, there's been a lot of contention over these public records requests.

125
00:12:31.376 --> 00:12:33.936
We have nothing to hide. There's nothing in those.

126
00:12:33.996 --> 00:12:34.296
I mean,

127
00:12:35.236 --> 00:12:37.696
there's nothing in those. I looked at all of them before they went out.

128
00:12:37.736 --> 00:12:41.356
If I was worried about any of them, I'd try to find an exception to them.

129
00:12:41.396 --> 00:12:41.996
But we

130
00:12:43.396 --> 00:12:47.256
pumped out all the information. There's nothing in there that is bothersome from a

131
00:12:47.276 --> 00:12:48.356
legal perspective.

132
00:12:49.396 --> 00:12:52.596
We have powers of eminent domain. There's nothing to hide there.

133
00:12:52.636 --> 00:12:53.916
I mean, it's just-

134
00:12:54.076 --> 00:12:54.286
But,

135

00:12:55.316 --> 00:12:59.276
I mean, there is, and I was trying to look it up quickly because I

136
00:12:59.336 --> 00:13:02.856
don't know the exact wording, but there's wording

137
00:13:02.976 --> 00:13:04.736
where if

138
00:13:06.116 --> 00:13:09.616
the information is beneficial to the

139
00:13:09.736 --> 00:13:10.476
public good-

140
00:13:10.696 --> 00:13:10.956
Yes

141
00:13:10.966 --> 00:13:12.536
... then it should not be charged.

142
00:13:12.596 --> 00:13:15.476
Well, and that's a decision for you guys to make.

143
00:13:15.636 --> 00:13:19.276
Okay. So can we please put that on the April 22nd meeting?

144
00:13:19.466 --> 00:13:20.136
Can I second that?

145
00:13:21.056 --> 00:13:21.776
Can I support that?

146
00:13:22.876 --> 00:13:23.415
We need three.

147
00:13:24.196 --> 00:13:25.256
Oh, sure.

148
00:13:26.136 --> 00:13:28.866
Okay. You guys have until April 22nd, okay?

149
00:13:28.896 --> 00:13:30.096
Sure.

150
00:13:30.156 --> 00:13:30.596
Thank you.

151
00:13:32.416 --> 00:13:34.356
Is there anyone else wish to make public comment this time?

152
00:13:35.936 --> 00:13:36.516
I'll go first.

153
00:13:37.076 --> 00:13:37.376
Go ahead.

154
00:13:40.556 --> 00:13:41.856
Paul Merrill, 10 Moulton Lane.

155
00:13:43.316 --> 00:13:45.136
Victor, how are you? Hey, Herb.

156
00:13:45.516 --> 00:13:45.676
Hi.

157
00:13:46.356 --> 00:13:48.916
Thanks for being here, you guys. I appreciate you being here, and

158
00:13:50.116 --> 00:13:51.716
wanted to follow up on a few things.

159
00:13:52.676 --> 00:13:55.836
A couple of weeks ago, we brought to your attention the need for a moratorium,

160
00:13:56.626 --> 00:14:00.116
and that word seems to get a bad rap, but really it's just

161
00:14:00.176 --> 00:14:03.626
a word that represents responsibility,

162

00:14:04.536 --> 00:14:06.736
slowing things down, figuring some things out.

163
00:14:07.976 --> 00:14:10.536
Number one reason, infrastructure strain,

164
00:14:11.476 --> 00:14:12.916
water treatment and sewage,

165
00:14:13.956 --> 00:14:17.296
land use challenges, ethical concerns, legal

166
00:14:17.876 --> 00:14:19.356
regulatory reviews,

167
00:14:20.456 --> 00:14:23.656
and now as well, financial crisis management.

168
00:14:24.556 --> 00:14:28.476
All of these concerns warrant a moratorium, and they warrant

169
00:14:28.516 --> 00:14:32.456
a need to stop and regroup and figure some things out.

170
00:14:33.956 --> 00:14:34.336
Why do we

171
00:14:35.396 --> 00:14:38.656
promote irresponsible growth, reckless development,

172
00:14:39.396 --> 00:14:41.736
rezoning, and annexations, we ask.

173
00:14:43.056 --> 00:14:46.616
Is it to fund your war chest, grow your city, spend our

174
00:14:46.636 --> 00:14:49.856
dollars on lawsuits to fight with our neighbors?

175
00:14:51.236 --> 00:14:51.816
Over what?

176
00:14:52.676 --> 00:14:54.816
Failed leadership and catering to outside

177
00:14:54.876 --> 00:14:56.836
interests?

178
00:14:57.996 --> 00:15:01.936
At the end of this fiasco that the city has gotten us into, after

179
00:15:01.976 --> 00:15:05.556
your failed attempt to try to build a wastewater treatment plant

180
00:15:06.156 --> 00:15:07.706
completely beyond your capacity,

181
00:15:08.536 --> 00:15:12.276
we will find out how much money of ours was wasted

182
00:15:12.456 --> 00:15:16.386
and what could those dollars have been better used for, maybe to invest in

183
00:15:16.396 --> 00:15:16.876
our city.

184
00:15:18.686 --> 00:15:21.756
I had the opportunity to visit with Troy Buxlaff, the city's special

185
00:15:22.276 --> 00:15:24.336
projects developer, last week,

186
00:15:25.296 --> 00:15:29.016
and I asked him, I said, "What would it take to get our leaders and our city

187
00:15:29.356 --> 00:15:33.056
more aligned with our culture and our goals with our citizens?" And he

188
00:15:33.116 --> 00:15:33.676
explained,

189

00:15:34.596 --> 00:15:35.476
well, actually, he quoted,

190
00:15:36.816 --> 00:15:40.216
"A crisis," he said, and he quoted Rahm Emanuel and said,

191
00:15:40.716 --> 00:15:42.656
"Never let a good crisis go to waste."

192
00:15:44.556 --> 00:15:45.396
If that's your plan,

193
00:15:46.696 --> 00:15:47.336
shame on you.

194
00:15:50.486 --> 00:15:54.336
Anyone else

195
00:15:54.356 --> 00:15:55.266
wish to make public comment?

196
00:15:55.796 --> 00:15:56.516
Yeah, I'll go next.

197
00:15:57.396 --> 00:16:01.106
Hey, just a quick one. Greg Davis, 1467 West, 7000 South.

198
00:16:01.296 --> 00:16:05.276
The last meeting, I brought up the fact that we had made an iSign, I think I

199
00:16:05.316 --> 00:16:09.196
was the first one in, with a formal ethics complaint against Troy and Athenian

200
00:16:09.236 --> 00:16:13.216
Partners LLC, who requested action to direct the city attorney

201
00:16:13.236 --> 00:16:16.956
to conduct an independent legal review of all contracts between Athenian, et

202
00:16:16.976 --> 00:16:20.556
cetera, determine whether official actions taken by

203
00:16:20.596 --> 00:16:24.516
Buxlaff in various roles constitute undisclosed conflicts of interest under

204
00:16:24.616 --> 00:16:28.596
Idaho law, and whether those actions or resulting contracts are voidable

205
00:16:29.036 --> 00:16:32.816
under Idaho Code 74-504, and place on a

206
00:16:32.856 --> 00:16:36.416
public agenda a discussion of whether the simultaneous roles set by

207
00:16:36.496 --> 00:16:40.436
Athenian Partners LLC is consistent with Idaho ethics law and public

208
00:16:40.496 --> 00:16:44.396
interest, and whether recusals, disclosures, or structural separations are required

209
00:16:44.456 --> 00:16:45.026
going forward,

210
00:16:46.056 --> 00:16:49.896
provide a written public response to this complaint, and refer the matter to the

211
00:16:49.916 --> 00:16:53.796
Idaho Attorney General's office. And I was wondering if any of it's been done.

212
00:16:54.996 --> 00:16:58.216
It's been three weeks since I sent it in, a couple of weeks since the last meeting

213
00:16:58.236 --> 00:17:00.516
where I read, and I haven't heard anything.

214
00:17:00.556 --> 00:17:03.476
You got my email and my contact information on the first page.

215
00:17:04.096 --> 00:17:07.527
I haven't heard anything. So have you done anything or you plan to?

216

00:17:09.596 --> 00:17:11.556
Because I'll just send it to the attorney general.

217
00:17:11.716 --> 00:17:14.987
I have been in contact with him on other issues already, and there is somebody that

218
00:17:15.416 --> 00:17:18.656
I'm speaking with, so I'll be happy just to send it myself if you want.

219
00:17:18.757 --> 00:17:19.096
Okay.

220
00:17:19.556 --> 00:17:19.956
Good.

221
00:17:21.017 --> 00:17:21.456
That's it.

222
00:17:22.796 --> 00:17:26.257
Is that something that we ought to put on an agenda also to

223
00:17:26.296 --> 00:17:26.856
discuss?

224
00:17:27.076 --> 00:17:28.477
It's already been taken care of.

225
00:17:30.156 --> 00:17:31.366
So why would we let the public know?

226
00:17:31.396 --> 00:17:32.356
Well, we, so-

227
00:17:32.696 --> 00:17:36.676
I mean, we don't typically respond to the public with threats like that, unless

228
00:17:36.696 --> 00:17:38.136
they make a formal complaint.

229
00:17:38.146 --> 00:17:38.636
Okay, great.

230
00:17:38.816 --> 00:17:42.596
And I encourage them to work with the attorney general in doing that if they

231
00:17:42.776 --> 00:17:46.656
feel the need. I worked with the VRHA attorney to do our own

232
00:17:46.676 --> 00:17:49.656
investigation, and we decided there was no wrongdoing.

233
00:17:50.176 --> 00:17:53.996
Nonetheless, we also decided that it couldn't hurt for

234
00:17:55.476 --> 00:17:59.156
Troy to make a formal disclosure regarding

235
00:17:59.356 --> 00:18:03.136
his affiliation with the city. I find it kind of silly because everybody knows

236
00:18:03.156 --> 00:18:05.436
he's on the VRHA board anyway, but he did that.

237
00:18:07.256 --> 00:18:11.036
And if there had been a conflict, that would cure the conflict

238
00:18:11.096 --> 00:18:12.536
under the Idaho code.

239
00:18:14.452 --> 00:18:18.232
I think the ask is that we're acknowledging it and letting people know what action

240
00:18:18.272 --> 00:18:20.492
is to be taken. So I don't know if we can put out a public-

241
00:18:20.552 --> 00:18:24.312
And that we know. You sent an email, maybe to-

242
00:18:24.472 --> 00:18:25.822
I thought, yeah, I thought I sent it to you on there too

243

00:18:25.822 --> 00:18:29.492
... but you didn't talk about hearing, you didn't talk about

244
00:18:29.552 --> 00:18:33.352
statements, and I think it's really important-

245
00:18:33.842 --> 00:18:33.842
I think your email did have that in it

246
00:18:33.842 --> 00:18:34.632
... for us to-

247
00:18:34.772 --> 00:18:35.742
I think your email did have that in it.

248
00:18:35.792 --> 00:18:37.612
Yeah, no, it did have it in there.

249
00:18:37.672 --> 00:18:41.352
Okay. I'll go back and check. But I agree that it's important to

250
00:18:41.812 --> 00:18:45.592
express that to the public who have filed a complaint.

251
00:18:46.552 --> 00:18:50.492
Sure. I sent you that email. I don't have any way

252
00:18:50.512 --> 00:18:53.632
to reach out to the public. I don't have access to our Facebook page or anything

253
00:18:53.692 --> 00:18:54.132
like that.

254
00:18:56.952 --> 00:18:57.752
Okay. But,

255
00:19:01.912 --> 00:19:04.452
you could counsel us,

256
00:19:05.412 --> 00:19:07.152
your job is to counsel us.

257
00:19:07.712 --> 00:19:08.832
I did then.

258
00:19:08.862 --> 00:19:09.472
You could let us.

259
00:19:15.012 --> 00:19:18.272
Just to be clear, I don't ever do public outreach. It's not my job .

260
00:19:18.492 --> 00:19:22.292
Can somebody reply to his original email with a statement

261
00:19:22.352 --> 00:19:24.012
of what action has been taken,

262
00:19:24.932 --> 00:19:25.232
please?

263
00:19:26.832 --> 00:19:28.272
Herberden County role, did I do that?

264
00:19:28.892 --> 00:19:30.232
Yeah. That's totally fine. Yeah.

265
00:19:35.872 --> 00:19:37.402
All right. Is anyone else here for public comment?

266
00:19:42.172 --> 00:19:44.411
Marian Musika, Victor.

267
00:19:45.872 --> 00:19:49.732
Just before I make my public comment, I wanted to let you

268
00:19:49.832 --> 00:19:53.712
know that I have discovered from my own public request that

269
00:19:53.732 --> 00:19:57.412
there's tons of public records in the basement that you don't have cataloged.

270

00:19:58.412 --> 00:19:58.812
Okay.

271
00:20:00.092 --> 00:20:02.592
And so what I was wanting to say

272
00:20:03.492 --> 00:20:07.292
was, I was wondering if city council had changed their

273
00:20:07.352 --> 00:20:10.002
mind or had any regrets on

274
00:20:11.232 --> 00:20:14.672
any of these actions concerning the wastewater treatment plant.

275
00:20:15.292 --> 00:20:17.412
I would love to hear if you did.

276
00:20:18.412 --> 00:20:22.232
I've been here a long time, and I remember

277
00:20:22.752 --> 00:20:25.812
years ago working on Valley Lumber

278
00:20:26.192 --> 00:20:29.912
infrastructure with Whit, and Victor was not like this.

279
00:20:30.232 --> 00:20:34.212
I remember working on infrastructure along Teakunt Springs,

280
00:20:34.872 --> 00:20:38.852
and there was nothing like this. I remember when Brawlers

281
00:20:38.872 --> 00:20:39.492
was built.

282
00:20:40.952 --> 00:20:41.532
And

283
00:20:43.192 --> 00:20:46.812
things have changed so much. This is not the city that I

284
00:20:46.872 --> 00:20:50.732
moved to. This is not the quaint little town with

285
00:20:50.852 --> 00:20:54.732
solid American values. We have lost so much,

286
00:20:55.592 --> 00:20:59.451
and I'm hoping that you folks feel that way too

287
00:20:59.512 --> 00:21:01.552
and regret some of the things that were happening.

288
00:21:03.192 --> 00:21:04.532
So I have to focus now

289
00:21:05.732 --> 00:21:09.532
on some good things. And so I'm proud to announce that my son has

290
00:21:09.572 --> 00:21:13.132
gained the golden medal for the best area bootfitter.

291
00:21:13.492 --> 00:21:13.632
So

292
00:21:14.552 --> 00:21:15.272
thank you very much.

293
00:21:16.672 --> 00:21:17.572
Congrats to your son.

294
00:21:17.812 --> 00:21:18.152
Thank you.

295
00:21:29.492 --> 00:21:33.092
City Council and Mayor, I am speaking tonight to offer solutions,

296
00:21:33.212 --> 00:21:34.312
not to tear down.

297

00:21:34.712 --> 00:21:36.542
Sorry, can you just say your name and address just so we have it-

298
00:21:36.572 --> 00:21:37.481
I am going to right now.

299
00:21:37.512 --> 00:21:38.392
Oh, perfect. Thank you.

300
00:21:38.452 --> 00:21:42.0
I am Carol Milcove. I live at [address redacted] in

301
00:21:42.152 --> 00:21:45.732
Victor. I'm a scientist, an environmental educator, a

302
00:21:45.772 --> 00:21:48.912
past small business owner, and an equal opportunity employer.

303
00:21:49.612 --> 00:21:52.432
I'm a compassionate person, and I walk my dogs twice a day.

304
00:21:53.252 --> 00:21:56.892
I have relatives who are lawyers in law enforcement, the medical field,

305
00:21:57.012 --> 00:21:58.612
retired military, and in business.

306
00:21:59.352 --> 00:22:01.912
I do not have any political aspirations.

307
00:22:03.212 --> 00:22:06.872
I ask you tonight to listen to every person's idea without

308
00:22:07.032 --> 00:22:10.972
interruption and consider their point of view with an open mind.

309
00:22:11.592 --> 00:22:13.372
The solutions I am going to offer

310
00:22:14.352 --> 00:22:16.212
may not be easy or comfortable.

311
00:22:17.032 --> 00:22:20.972
They will take leadership, courage, and humility to

312
00:22:21.012 --> 00:22:21.592
implement.

313
00:22:22.852 --> 00:22:26.642
We are aware that city council makes the decisions based on information and

314
00:22:26.712 --> 00:22:28.192
direction from the mayor and staff.

315
00:22:29.052 --> 00:22:31.672
City council voted to buy the Evans property.

316
00:22:32.252 --> 00:22:36.012
You voted to rezone the property. You voted to use judicial

317
00:22:36.092 --> 00:22:39.072
confirmation hearing to authorize the incurring of

318
00:22:39.092 --> 00:22:42.512
$35 million debt rather than bringing it to a vote of the

319
00:22:42.532 --> 00:22:46.032
people. Your decisions have brought us to this point.

320
00:22:47.112 --> 00:22:51.052
In a previous conversation with you, Emily, you seemed defensive, and

321
00:22:51.072 --> 00:22:54.852
you responded that you felt we were telling you, you were not doing

322
00:22:54.912 --> 00:22:55.452
your job.

323
00:22:56.592 --> 00:22:59.732
I am here today to tell you exactly that.

324

00:23:01.452 --> 00:23:04.992
I am going to look you in the eyes, mayor and city council,

325
00:23:06.412 --> 00:23:09.192
and say, "Represent your constituents.

326
00:23:09.492 --> 00:23:12.372
That is your job, or resign."

327
00:23:13.472 --> 00:23:17.432
I have spoken with more than 100 residents, voters, and tax

328
00:23:17.512 --> 00:23:21.412
rate payers of the city of Victor. Not one person said we need a separate

329
00:23:21.432 --> 00:23:25.012
wastewater treatment plant. Some say they are not in favor of

330
00:23:25.052 --> 00:23:28.832
recalling the mayor. One said they've always questioned the wisdom of

331
00:23:28.852 --> 00:23:30.872
pumping our waste uphill to Driggs.

332
00:23:31.352 --> 00:23:34.872
No one said Victor should sue Driggs for not treating our

333
00:23:34.912 --> 00:23:38.832
wastewater properly. No one said they were concerned about best

334
00:23:39.032 --> 00:23:42.652
past billing discrepancies. Many expressed concern about

335
00:23:42.712 --> 00:23:44.292
current and future rate hikes.

336
00:23:45.232 --> 00:23:48.272
If you choose not to resign, mayor and city council,

337
00:23:49.112 --> 00:23:52.942
we again asking you to collaborate with Driggs

338
00:23:53.092 --> 00:23:55.602
to build a joint wastewater treatment plant.

339
00:23:56.232 --> 00:23:59.841
Not a lawsuit, not mediation, not

340
00:23:59.872 --> 00:24:03.112
binding arbitration, but collaboration.

341
00:24:03.852 --> 00:24:07.472
Take the money and time you will be investing in a costly lawsuit

342
00:24:07.532 --> 00:24:11.492
against Driggs and invest that in a shared facility.

343
00:24:12.312 --> 00:24:16.172
Building a separate wastewater treatment plant is not the only way

344
00:24:16.292 --> 00:24:20.152
forward. At the December 10th, 2025 council

345
00:24:20.232 --> 00:24:24.120
meeting-Driggs' Mayor, August Christensen, outlined their plans for the

346
00:24:24.160 --> 00:24:27.820
future, which included working towards Class A

347
00:24:27.900 --> 00:24:31.260
effluent and reclaiming water, just what

348
00:24:31.680 --> 00:24:35.380
Victor wants. She shared Driggs' willingness to work with

349
00:24:35.460 --> 00:24:39.240
Victor. However, Victor City Council and Mayor, you have

350
00:24:39.320 --> 00:24:42.200
continued to say you want control.

351

00:24:43.280 --> 00:24:47.080
If you choose not to resign, City Council and Mayor, then we, the

352
00:24:47.140 --> 00:24:51.060
citizens, voters, and ratepayers of Victor, ask you to put the

353
00:24:51.120 --> 00:24:54.700
question of the $35 million debt in the November ballot

354
00:24:55.120 --> 00:24:56.200
for voter approval.

355
00:24:57.200 --> 00:24:59.720
Implementing solutions and moving forward-

356
00:24:59.820 --> 00:25:00.530
Thanks, Carol. We're going to save your notes

357
00:25:00.530 --> 00:25:04.160
... towards compliant wastewater effluent will take courage and a

358
00:25:04.240 --> 00:25:08.200
humble spirit. Your decisions need not divide our

359
00:25:08.240 --> 00:25:10.730
valley and our community any longer.

360
00:25:11.320 --> 00:25:12.470
The choice is yours.

361
00:25:13.320 --> 00:25:17.030
Represent your constituents by dropping the lawsuit against

362
00:25:17.120 --> 00:25:20.740
Driggs and collaborating on a shared wastewater

363
00:25:20.820 --> 00:25:22.920
treatment plant, or resign.

364
00:25:31.620 --> 00:25:32.980
Anyone else wish to make public comment?

365
00:25:40.200 --> 00:25:41.380
Hey there. Alex Heighkamp,

366
00:25:42.420 --> 00:25:46.160
PO Box 1043, Victor, Idaho, 5191 South 400 West,

367
00:25:46.880 --> 00:25:50.850
Victor, Idaho, a county resident, as you might like to

368
00:25:50.900 --> 00:25:51.640
categorize it.

369
00:25:53.280 --> 00:25:56.700
I would like to talk about how I've noticed in your

370
00:25:56.800 --> 00:26:00.580
documentation and note-taking that you guys have decided to

371
00:26:00.820 --> 00:26:04.460
be more exclusionary versus county versus city people, who are now

372
00:26:04.480 --> 00:26:04.880
noting

373
00:26:05.800 --> 00:26:07.660
if someone is speaking from the city,

374
00:26:08.660 --> 00:26:12.580
and/or from the county, and that is alarming

375
00:26:12.600 --> 00:26:13.500
to see again,

376
00:26:14.860 --> 00:26:17.140
going along with the theme of

377
00:26:18.520 --> 00:26:22.480
not respecting everyone within the valley

378

00:26:22.560 --> 00:26:26.320
and the community. However, when you have different planning and zoning

379
00:26:26.360 --> 00:26:27.580
meetings, you

380
00:26:28.680 --> 00:26:32.640
allow county residents to make planning and zoning decisions for

381
00:26:32.680 --> 00:26:36.560
you. They sit on your board. Tom, who's my neighbor, newly elected, he is a county

382
00:26:36.620 --> 00:26:36.900
member.

383
00:26:37.369 --> 00:26:37.369
Yeah.

384
00:26:37.400 --> 00:26:41.260
So he is helping you make these decisions to do

385
00:26:41.300 --> 00:26:44.089
things in your city. So not everyone's in the city.

386
00:26:44.220 --> 00:26:46.800
I believe also Christian Sischo, county resident.

387
00:26:47.420 --> 00:26:51.340
So if you're going to start documenting people county versus city, you should also

388
00:26:51.360 --> 00:26:54.780
do that in your own notes internally for other things.

389
00:26:55.140 --> 00:26:57.820
Troy Butzlaff, Tetonia resident, county resident.

390
00:26:58.300 --> 00:27:01.980
However, he has a big presence here for your City of Victor,

391
00:27:02.420 --> 00:27:06.100
which you guys seem to make wholly apparent you want to listen to city voters, not

392
00:27:06.140 --> 00:27:09.000
the county. So I believe if you're going to start

393
00:27:09.640 --> 00:27:13.620
documenting your meetings differently, you should do it for

394
00:27:13.760 --> 00:27:15.480
across the whole way, if that is your new

395
00:27:16.620 --> 00:27:20.500
standards of practice. So it's pretty

396
00:27:21.000 --> 00:27:22.149
upsetting to see how

397
00:27:23.260 --> 00:27:26.560
your new public records have been documented.

398
00:27:27.180 --> 00:27:31.040
On another note that I have been listening to things going on

399
00:27:31.100 --> 00:27:31.240
here,

400
00:27:32.620 --> 00:27:34.800
bringing up some past documentation.

401
00:27:35.480 --> 00:27:39.160
On a December 20th, 2024 letter from your own

402
00:27:39.200 --> 00:27:39.540
lawyer,

403
00:27:40.620 --> 00:27:43.680
Smith Curry, they're the one from Georgia.

404
00:27:44.080 --> 00:27:47.390
It said, "Both cities enables a public benefit from economies of

405

00:27:47.900 --> 00:27:51.740
scale. Citizens of both cities will not benefit from each city paying for separate

406
00:27:51.780 --> 00:27:52.780
wastewater treatment plants."

407
00:27:53.920 --> 00:27:57.290
So that was your own lawyer using that on page nine, December 20th,

408
00:27:57.420 --> 00:27:59.680
2024, from the City of Victor, submitted.

409
00:28:00.220 --> 00:28:04.040
So I'd advise you to review that and probably go

410
00:28:04.080 --> 00:28:07.820
back to your initial goal. The whole community can benefit from

411
00:28:09.520 --> 00:28:09.740
your

412
00:28:10.880 --> 00:28:12.880
original intentions of

413
00:28:14.500 --> 00:28:15.640
benefiting the whole valley,

414
00:28:16.540 --> 00:28:18.840
as well as involving the whole

415
00:28:20.000 --> 00:28:20.400
county.

416
00:28:22.500 --> 00:28:23.520
I think that's pretty much it.

417
00:28:24.540 --> 00:28:24.700
Thank

418
00:28:26.040 --> 00:28:29.480
you.

419
00:28:34.860 --> 00:28:36.560
Frank Boyles, 640 East Howard Avenue.

420
00:28:37.360 --> 00:28:40.439
I just wanted to mention with the public records request that Ashley mentioned that

421
00:28:40.480 --> 00:28:44.380
many of the public records were actually used in media sources for news

422
00:28:44.400 --> 00:28:48.200
articles. So I would definitely say they have some kind of public value,

423
00:28:48.380 --> 00:28:51.040
so I would hope you would consider that when you consider that.

424
00:28:52.000 --> 00:28:55.220
As far as the judicial confirmation goes, I would hope you guys would consider

425
00:28:55.300 --> 00:28:58.940
rescinding the ordinances that you passed for it,

426
00:28:59.740 --> 00:29:02.360
and that you consider going to a ballot measure.

427
00:29:02.400 --> 00:29:06.340
Because at this point, you're going to be looking at mid-September about

428
00:29:06.380 --> 00:29:09.940
when you would have the judicial confirmation, and then there'd be another

429
00:29:09.980 --> 00:29:13.560
45 days afterwards, which would give an appeals process,

430
00:29:14.100 --> 00:29:17.720
which would mean you could easily put this on a ballot and finally settle this

431
00:29:17.800 --> 00:29:20.580
issue with the voters of your city and

432

00:29:20.660 --> 00:29:24.540
have a path forward moving from there,

433
00:29:25.120 --> 00:29:29.100
versus judicial confirmation, which will probably end up with massive

434
00:29:29.140 --> 00:29:32.860
legal fees and endless court battles, which

435
00:29:32.920 --> 00:29:35.940
could last years. Thank you. Appreciate

436
00:29:35.950 --> 00:29:37.720
it.

437
00:29:46.060 --> 00:29:47.400
Anyone else wish to make public comment?

438
00:29:48.460 --> 00:29:49.620
Michelle, do we have anybody online?

439
00:29:50.040 --> 00:29:50.850
Not at this public comment.

440
00:29:50.880 --> 00:29:51.160
Okay.

441
00:29:53.060 --> 00:29:55.960
That will close public comment. We'll move on to work session portion of the

442
00:29:56.020 --> 00:29:58.400
agenda. We have two work sessions this evening.

443
00:29:58.620 --> 00:30:02.519
First one is amending and restating Chapter 1 or Title 11, Flood

444
00:30:02.600 --> 00:30:04.830
Control. Kick it off

445
00:30:05.040 --> 00:30:09.100
with

446
00:30:10.340 --> 00:30:10.350
Kim Kohler, planning director.

447
00:30:10.350 --> 00:30:11.200
Oh, think I'm all set.

448
00:30:11.340 --> 00:30:15.920
Okay.

449
00:30:16.220 --> 00:30:18.180
Let's

450
00:30:19.080 --> 00:30:22.040
see here. Oh, I found it. Uh

451
00:30:22.796 --> 00:30:23.756
I know this is the right map.

452
00:30:24.236 --> 00:30:25.286
Thank you for bringing it up.

453
00:30:25.356 --> 00:30:25.636
Yeah.

454
00:30:26.576 --> 00:30:26.936
Here I have

455
00:30:28.636 --> 00:30:28.816
it.

456
00:30:28.876 --> 00:30:31.556
So he would still be able to get to the

457
00:30:33.156 --> 00:30:33.676
full term on this.

458
00:30:34.136 --> 00:30:35.796
Yeah, they turn it to FEMA instead.

459

00:30:37.036 --> 00:30:40.996
Okay. Here's the map that FEMA will

460
00:30:41.076 --> 00:30:42.016
be adopting

461
00:30:43.096 --> 00:30:43.896
June 10th

462
00:30:45.196 --> 00:30:48.756
for the City of Victor area. Agenda this

463
00:30:48.816 --> 00:30:51.196
evening is in regards to

464
00:30:52.276 --> 00:30:55.876
Chapter 1 of Title 11. Title 11 addresses flood

465
00:30:55.956 --> 00:30:59.386
control regulations, and this is specifically for

466
00:30:59.416 --> 00:31:03.216
development within the floodplain, or if the floodplain

467
00:31:03.296 --> 00:31:07.096
is going to be changed or altered in any way by an applicant, property

468
00:31:07.156 --> 00:31:10.956
owner, or developer working directly with FEMA for a

469
00:31:10.996 --> 00:31:14.696
letter of map amendment or a letter of map revision, whether or not that

470
00:31:14.716 --> 00:31:16.336
includes fill. So

471
00:31:18.296 --> 00:31:21.996
it only affects any properties shown in this area

472
00:31:22.116 --> 00:31:25.916
that has floodplain. And again, also any of those that

473
00:31:25.956 --> 00:31:29.796
choose to make changes or are... I think there's maybe

474
00:31:30.376 --> 00:31:33.636
a handful of subdivision lots that are eligible to construct,

475
00:31:34.336 --> 00:31:35.576
and mostly Brookside,

476
00:31:36.496 --> 00:31:39.556
as subdivisions are considered exempt from these regulations.

477
00:31:40.356 --> 00:31:42.916
Anything else at the

478
00:31:42.956 --> 00:31:46.836
periphery or that doesn't choose to go through the

479
00:31:46.846 --> 00:31:49.156
FEMA process to alter the floodplain

480
00:31:50.236 --> 00:31:54.086
by fill or further engineering, we also have the 50-foot

481
00:31:54.176 --> 00:31:57.896
floodplain buffer, so this would only impact a very

482
00:31:57.936 --> 00:32:01.576
small portion of the properties within

483
00:32:01.616 --> 00:32:04.196
Victor that choose to go through those processes.

484
00:32:05.116 --> 00:32:08.996
The ordinance presented to you guys this evening was based

485
00:32:09.076 --> 00:32:12.796
off a model ordinance that was provided to the city

486

00:32:12.836 --> 00:32:15.956
from FEMA and the state representative, Maureen,

487
00:32:16.796 --> 00:32:20.616
or State Specialist Maureen, and our engineers

488
00:32:20.656 --> 00:32:24.166
worked with Maureen to make sure that everything that we were

489
00:32:24.376 --> 00:32:26.476
making specifically for the City of Victor

490
00:32:27.636 --> 00:32:31.536
was appropriate. There's a lot of options within the model ordinance.

491
00:32:32.376 --> 00:32:35.296
We didn't want to confuse you guys or bog you down with a ton of different options

492
00:32:35.336 --> 00:32:37.676
that may or may not apply to our location.

493
00:32:37.756 --> 00:32:38.876
So the engineers

494
00:32:39.896 --> 00:32:43.656
worked on taking care of those items and

495
00:32:43.836 --> 00:32:45.936
have presented you with the ordinance

496
00:32:46.916 --> 00:32:49.276
that's in front of you guys under consideration.

497
00:32:50.196 --> 00:32:54.176
Clarification in the staff report, today is a work session, no action item

498
00:32:54.376 --> 00:32:57.916
this evening, so I don't need the motion even though the motion's already prepared

499
00:32:57.936 --> 00:33:01.136
and ready to go. That will be when this comes back to you

500
00:33:01.196 --> 00:33:02.096
guys

501
00:33:03.056 --> 00:33:06.896
later, whether it be at the next meeting in April or the first meeting in

502
00:33:06.956 --> 00:33:09.996
May, if you guys have any corrections or changes you wanted me to make or not.

503
00:33:11.656 --> 00:33:15.276
Another general question or direction I posed to you

504
00:33:15.316 --> 00:33:19.126
guys in the staff report is if, as a result of the

505
00:33:19.196 --> 00:33:23.126
map, you'd like us to review at a

506
00:33:23.196 --> 00:33:25.205
staff level if there's

507
00:33:26.136 --> 00:33:29.786
properties that are impacted in a very large way

508
00:33:30.816 --> 00:33:34.526
that are currently not impacted in the same manner of

509
00:33:34.536 --> 00:33:37.936
whether or not we wanted to consider a down zoning or just a

510
00:33:37.976 --> 00:33:41.336
consideration of rezoning any of those properties to

511
00:33:41.696 --> 00:33:45.516
require them to come in and go through that rezoning process and get appropriate

512
00:33:45.526 --> 00:33:49.196
permits and approvals to be able to develop on a property with significant

513

00:33:49.236 --> 00:33:50.236
floodplain impacts.

514
00:33:51.896 --> 00:33:55.856
Other piece of direction that pairs with that is the

515
00:33:55.916 --> 00:33:58.516
comprehensive plan map that has

516
00:33:59.596 --> 00:34:01.176
part of its open space layers,

517
00:34:02.356 --> 00:34:04.686
in addition to a few specific

518
00:34:05.616 --> 00:34:08.096
green gateways followed the floodplain map.

519
00:34:08.656 --> 00:34:12.377
So since the floodplain map is changing, did we want to change that open space

520
00:34:12.397 --> 00:34:13.976
designation on the comp plan as well?

521
00:34:14.016 --> 00:34:17.806
So I'll take any questions, allow for discussion, but

522
00:34:17.836 --> 00:34:21.776
those are ultimately the direction that I need from you guys is moving forward

523
00:34:21.816 --> 00:34:25.696
on the ordinance and direction on whether or not

524
00:34:25.756 --> 00:34:26.776
you'd like staff to

525
00:34:27.857 --> 00:34:31.437
bring back any further analysis of updating the

526
00:34:31.496 --> 00:34:33.816
comprehensive plan map or the zoning.

527
00:34:36.236 --> 00:34:38.316
Just to confirm, again, this is coming up.

528
00:34:38.397 --> 00:34:40.596
This is like, we need to do this.

529
00:34:40.716 --> 00:34:44.276
Correct. Yeah. So the bigger headline of this

530
00:34:44.336 --> 00:34:47.596
is if we don't have a floodplain

531
00:34:47.736 --> 00:34:51.176
ordinance that corresponds with the most accurate and

532
00:34:51.256 --> 00:34:54.957
up-to-date floodplain map, all of the people that

533
00:34:55.336 --> 00:34:59.266
need or currently have flood insurance would no longer

534
00:34:59.336 --> 00:35:02.716
be eligible to obtain such. So we do need

535
00:35:03.056 --> 00:35:07.016
something in place that corresponds with the updated

536
00:35:07.056 --> 00:35:10.896
maps so that people that are impacted by this on their

537
00:35:10.916 --> 00:35:13.056
properties are eligible to obtain flood insurance.

538
00:35:14.336 --> 00:35:16.476
How are those people notified in advance?

539
00:35:18.196 --> 00:35:21.936
We notified them through a very large notification public

540

00:35:21.956 --> 00:35:24.716
hearing process directly through FEMA.

541
00:35:24.776 --> 00:35:27.636
That was done last summer sometime.

542
00:35:27.736 --> 00:35:31.136
I want to say it was close to 500 legal notices that we sent

543
00:35:31.236 --> 00:35:33.656
out, that we corresponded with

544
00:35:34.536 --> 00:35:38.016
the county on getting that taken care of, and

545
00:35:40.636 --> 00:35:44.256
all those public hearings were hosted by the county,

546
00:35:45.356 --> 00:35:47.636
since it's a countywide update directly with FEMA.

547
00:35:48.536 --> 00:35:50.536
500 for the county or 500 for the city?

548
00:35:52.776 --> 00:35:54.196
I think just the city.

549
00:35:54.296 --> 00:35:54.736
Okay.

550
00:35:55.596 --> 00:35:56.936
Because where would those be?

551
00:35:57.656 --> 00:35:59.116
Anything that's in the blue.

552
00:36:00.496 --> 00:36:02.336
I'm a little unclear on the second one.

553
00:36:05.076 --> 00:36:08.876
Are you asking do we want to do the analysis now and

554
00:36:08.916 --> 00:36:10.576
notify the people now?

555
00:36:10.756 --> 00:36:14.236
I will just present to you guys, here's the map, here's the zoning.

556
00:36:14.616 --> 00:36:17.876
These are the handful of properties that are largely impacted.

557
00:36:18.246 --> 00:36:19.376
Do we want to down zone them?

558
00:36:20.876 --> 00:36:21.996
So I'm not going to come back with

559
00:36:22.836 --> 00:36:26.356
an actual application. I'm going to come to you guys with some analysis

560
00:36:28.104 --> 00:36:28.754
But then what

561
00:36:29.564 --> 00:36:33.404
would be the alternative? We just wait till they want to develop and then say, "You

562
00:36:33.444 --> 00:36:34.484
can't do that?"

563
00:36:34.564 --> 00:36:37.844
Well, again, they have the option of working directly with FEMA.

564
00:36:38.844 --> 00:36:39.804
But the

565
00:36:41.184 --> 00:36:42.264
concern might be

566
00:36:43.164 --> 00:36:47.044
the perceived density that they would be able to obtain

567

00:36:47.084 --> 00:36:50.434
on a property, depending on what the current zoning is,

568
00:36:50.844 --> 00:36:54.604
versus the actual they can fit on there because of

569
00:36:54.664 --> 00:36:57.444
environmental constraints and regulations.

570
00:36:57.824 --> 00:36:59.164
So we don't want this to be

571
00:37:00.424 --> 00:37:03.824
considered regulatory takings

572
00:37:04.364 --> 00:37:07.644
if the FEMA regulations completely wipe out the

573
00:37:08.164 --> 00:37:10.464
usable possibilities on the property.

574
00:37:10.804 --> 00:37:11.384
But if we

575
00:37:12.324 --> 00:37:15.824
down zone them to something that might still have some

576
00:37:15.884 --> 00:37:19.804
appropriate allowable uses, even if it's not a

577
00:37:19.844 --> 00:37:20.684
large development.

578
00:37:21.944 --> 00:37:25.224
Is there any argument to do this during the comp plan process?

579
00:37:25.404 --> 00:37:25.783
We can.

580
00:37:27.104 --> 00:37:28.344
That seems like

581
00:37:30.464 --> 00:37:32.674
that'll be later in the meeting, but- ...

582
00:37:32.724 --> 00:37:34.664
I really want to get on that and

583
00:37:35.924 --> 00:37:39.764
do these kinds of things all at once. It seems like a more appropriate time.

584
00:37:39.984 --> 00:37:40.244
Okay.

585
00:37:40.944 --> 00:37:42.324
As long as it's not five years from now.

586
00:37:42.484 --> 00:37:43.044
Yeah.

587
00:37:44.864 --> 00:37:47.744
What's the third one? I guess open space would be the same thing.

588
00:37:48.104 --> 00:37:51.314
Yeah. So it would just be the open space designation on the future land use map.

589
00:37:51.364 --> 00:37:54.344
Right now, it follows the current effective floodplain.

590
00:37:54.604 --> 00:37:58.464
The new maps do change that. So, it's either just

591
00:37:58.484 --> 00:38:02.324
something we generally take into consideration if someone comes in

592
00:38:02.384 --> 00:38:05.904
with a land use application and has an open space designation, understanding

593
00:38:05.964 --> 00:38:09.824
that that designation aligns with the old map, and to take into

594

00:38:09.864 --> 00:38:13.644
consideration what the new map is and what changes could

595
00:38:13.664 --> 00:38:14.104
affect it.

596
00:38:15.084 --> 00:38:15.684
Change person.

597
00:38:15.944 --> 00:38:19.244
Thankfully, all land use applications are case-by-case basis, so you have that

598
00:38:19.284 --> 00:38:19.744
ability.

599
00:38:20.604 --> 00:38:24.154
But again, very similar in the aspect of people's

600
00:38:24.204 --> 00:38:27.884
expectations, and I don't think comp plan can be pushed to

601
00:38:28.164 --> 00:38:30.484
concerns regulatory taking. But,

602
00:38:31.344 --> 00:38:35.224
again, just making sure that we acknowledge that the new maps are what we should be

603
00:38:35.244 --> 00:38:38.643
following and not the old maps once these are effective.

604
00:38:39.984 --> 00:38:43.684
I just think that we're really just trying to see the whole picture

605
00:38:44.944 --> 00:38:45.524
together.

606
00:38:45.564 --> 00:38:45.764
Mm-hmm.

607
00:38:47.304 --> 00:38:50.244
But personally, that's how I feel.

608
00:38:50.824 --> 00:38:54.784
So that seems like maybe we have a few issues before that's done,

609
00:38:54.864 --> 00:38:55.044
but

610
00:38:56.064 --> 00:38:59.524
if it could be done during that process when we're out reconsidering-

611
00:38:59.724 --> 00:38:59.963
Yeah

612
00:39:01.884 --> 00:39:04.424
... what it looks like now and where we're going.

613
00:39:08.104 --> 00:39:09.844
Remind me the date that it goes into effect.

614
00:39:09.884 --> 00:39:10.344
June 10th.

615
00:39:11.324 --> 00:39:11.484
Yeah,

616
00:39:13.024 --> 00:39:13.034
2026.

617
00:39:13.034 --> 00:39:13.034
Yep.

618
00:39:13.084 --> 00:39:16.804
So in the meantime, if it's a year, let's say, until we do the comp

619
00:39:16.844 --> 00:39:17.164
plan,

620
00:39:18.044 --> 00:39:21.764
we're just going to be taking case by case on when somebody wants to develop an

621

00:39:21.844 --> 00:39:22.154
area-

622
00:39:22.444 --> 00:39:22.454
Mm-hmm

623
00:39:22.454 --> 00:39:24.024
... in this floodplain, and we'll have to manage that.

624
00:39:24.104 --> 00:39:24.324
Yeah.

625
00:39:25.284 --> 00:39:29.264
Can we re-notice this in our next city newsletter

626
00:39:29.284 --> 00:39:30.604
or something that, "Hey,

627
00:39:31.804 --> 00:39:33.224
remember that map that you looked at?"

628
00:39:34.184 --> 00:39:35.074
Maybe you didn't-

629
00:39:35.074 --> 00:39:36.304
Yeah, I'm not sure the scheduling-

630
00:39:36.454 --> 00:39:36.804
... a year ago

631
00:39:36.814 --> 00:39:39.344
... on our newsletter, but we can definitely-

632
00:39:39.884 --> 00:39:42.993
Now that this went through, take another look if we have concerns.

633
00:39:43.084 --> 00:39:45.444
Yeah. I'm sure we're going to get something out before June,

634
00:39:46.944 --> 00:39:50.424
maybe. So we can definitely include it if it's going out before June, but it

635
00:39:50.444 --> 00:39:53.044
probably won't be before your next meeting.

636
00:39:53.104 --> 00:39:55.364
No. Just put it on the list.

637
00:39:55.464 --> 00:39:55.684
Yes.

638
00:39:58.864 --> 00:40:01.224
All right. Any other questions for staff before we open up public comment?

639
00:40:06.684 --> 00:40:08.504
I know we need more direction, so we'll get to that.

640
00:40:10.304 --> 00:40:11.304
With that, we'll open up public comment.

641
00:40:11.404 --> 00:40:13.724
Does anyone wish to make public comment on this work session item?

642
00:40:16.884 --> 00:40:19.724
All right. With that, we'll close public comment and open up council deliberation.

643
00:40:19.734 --> 00:40:20.704
Can I ask a question?

644
00:40:21.224 --> 00:40:21.764
What's that? Sorry.

645
00:40:21.964 --> 00:40:22.864
Can I ask a question?

646
00:40:23.744 --> 00:40:24.044
Sure.

647
00:40:25.664 --> 00:40:
I'm Carol Nowakowski, [address redacted] in Victor,

648

00:40:29.944 --> 00:40:33.704
and I understand on the docket for development is a piece of

649
00:40:33.724 --> 00:40:36.184
property at the corner of

650
00:40:37.584 --> 00:40:41.344
Crystal Avenue and 7000. I think you mentioned that at P&Z,

651
00:40:41.384 --> 00:40:41.644
Kim,

652
00:40:42.504 --> 00:40:46.054
and that there was some floodplain considerations with

653
00:40:46.144 --> 00:40:48.124
that, which is coming up very shortly.

654
00:40:49.104 --> 00:40:52.244
And I also heard you say

655
00:40:52.764 --> 00:40:53.604
tonight that

656
00:40:55.904 --> 00:40:58.104
subdivisions are exempt from floodplain.

657
00:40:58.644 --> 00:41:00.444
If they're platted prior to

658
00:41:01.504 --> 00:41:02.184
the regulations.

659
00:41:02.844 --> 00:41:06.584
I understand that now. So I'm just concerned if you're putting off this

660
00:41:06.624 --> 00:41:10.494
decision or this consideration, that it's going to impact this

661
00:41:10.504 --> 00:41:14.104
property that's coming up for development soon in a

662
00:41:14.144 --> 00:41:14.964
floodplain area.

663
00:41:15.104 --> 00:41:16.024
Do you want to address that, Kim? Just-

664
00:41:16.364 --> 00:41:17.104
Yep

665
00:41:17.324 --> 00:41:19.004
... we would just handle it on a-

666
00:41:19.584 --> 00:41:22.784
Yeah. So for subdivisions that are already platted,

667
00:41:23.284 --> 00:41:27.164
those lots would be considered exempt and would be

668
00:41:27.184 --> 00:41:31.044
able to construct in the floodplain and use the ordinance

669
00:41:31.784 --> 00:41:34.124
for discussion this evening and make sure that

670
00:41:34.184 --> 00:41:38.154
their ground floor is up

671
00:41:38.264 --> 00:41:41.644
two feet above base flood elevation. It's called freeboard.

672
00:41:41.744 --> 00:41:45.464
Those types of things is all outlined in the scope, so making sure that any homes

673
00:41:45.484 --> 00:41:49.004
that are constructed in the floodplain have appropriate flood-proofing

674
00:41:49.064 --> 00:41:53.044
measures. However, land use applications related

675

00:41:53.144 --> 00:41:53.544
to

676
00:41:54.624 --> 00:41:55.404
new development,

677
00:41:56.284 --> 00:42:00.034
such as a new subdivision, a rezone, annexation, all those things that

678
00:42:00.204 --> 00:42:01.594
typically come in front of you guys,

679
00:42:02.884 --> 00:42:05.814
while we're going through the review process,

680
00:42:06.504 --> 00:42:09.704
we're reviewing and ensuring that no new buildable

681
00:42:09.864 --> 00:42:12.984
parcels will be impacted by the floodplain.

682
00:42:13.084 --> 00:42:16.864
If they are, then we have a caveat for that saying that they need to

683
00:42:16.884 --> 00:42:20.824
have a platted buildable area

684
00:42:20.924 --> 00:42:24.824
on the plat. So similar to we've done custom

685
00:42:24.904 --> 00:42:25.524
setbacks

686
00:42:26.424 --> 00:42:30.004
for mountainsides, so it'd be very similar that in addition to recording the plat,

687
00:42:30.014 --> 00:42:33.214
they would be recording this setback information saying

688
00:42:33.304 --> 00:42:37.224
that this portion of the property cannot be built upon because

689
00:42:37.264 --> 00:42:41.044
of the floodplain and the buffer. So again, keep in mind we have that 50-foot

690
00:42:41.104 --> 00:42:41.484
buffer.

691
00:42:42.464 --> 00:42:45.864
So that's being reviewed currently

692
00:42:46.564 --> 00:42:49.954
on-Two pending applications for subdivisions,

693
00:42:50.634 --> 00:42:54.134
and one of those is we're already working with

694
00:42:54.154 --> 00:42:56.174
FEMA on adjusting the

695
00:42:57.334 --> 00:43:00.194
FEMA boundaries through a letter of map amendment or map revision.

696
00:43:00.714 --> 00:43:01.334
And then,

697
00:43:02.914 --> 00:43:05.134
the one this evening, we'll talk all about it.

698
00:43:05.174 --> 00:43:08.174
They have their engineer available for questions specifically, but they're also

699
00:43:08.194 --> 00:43:09.974
working directly with FEMA on

700
00:43:11.274 --> 00:43:14.614
moving the floodplain boundaries to make more buildable area on the property.

701
00:43:15.174 --> 00:43:16.614
The code requires

702

00:43:17.974 --> 00:43:21.494
compensation, so making sure that there's floodplain storage on site and they're

703
00:43:21.554 --> 00:43:25.034
not impacting any neighboring properties.

704
00:43:25.054 --> 00:43:28.214
This is something that we've discussed before in other land use applications.

705
00:43:28.254 --> 00:43:32.054
It's definitely something that we support and want to make sure that any

706
00:43:32.094 --> 00:43:33.354
development is not

707
00:43:34.374 --> 00:43:37.514
creating negative circumstances on neighboring properties.

708
00:43:37.974 --> 00:43:41.854
That is in the wording of the new code, so we don't have to

709
00:43:41.894 --> 00:43:44.954
worry about adding it as conditions of approval

710
00:43:45.134 --> 00:43:48.714
or working with them to make sure that those things are

711
00:43:48.734 --> 00:43:52.594
accommodated for. They call it no-rise certificate

712
00:43:52.714 --> 00:43:54.134
in the new regulations.

713
00:43:55.574 --> 00:43:56.134
Can you...

714
00:43:57.174 --> 00:43:58.494
I have another question, actually.

715
00:43:59.454 --> 00:44:03.414
Can you explain how a property owner would

716
00:44:03.454 --> 00:44:07.234
work with FEMA to change the boundaries of the map

717
00:44:07.274 --> 00:44:10.614
when the boundaries of the map are there for a reason?

718
00:44:10.974 --> 00:44:11.544
So the boundary

719
00:44:12.514 --> 00:44:16.074
information on the map is off of current circumstances.

720
00:44:16.114 --> 00:44:19.774
So there's several ways that they can change the map

721
00:44:19.954 --> 00:44:23.914
is if they have engineering data that is more

722
00:44:24.034 --> 00:44:27.774
accurate and more detailed than the information that they obtained through the

723
00:44:27.794 --> 00:44:28.444
process,

724
00:44:29.294 --> 00:44:32.694
if they are working with an engineer to

725
00:44:32.774 --> 00:44:36.054
change the configuration, so regrading the site,

726
00:44:36.994 --> 00:44:39.394
so just changing the configuration on the site.

727
00:44:40.154 --> 00:44:43.754
And then the third option is bringing fill into the

728
00:44:43.814 --> 00:44:47.514
site to raise certain areas.

729

00:44:47.604 --> 00:44:51.524
Again, in all circumstances, we want to make sure that

730
00:44:51.534 --> 00:44:55.204
they're not impacting their neighbors, which is why we're requiring that no-rise

731
00:44:55.274 --> 00:44:56.553
certificate.

732
00:44:58.074 --> 00:44:59.214
There's not any

733
00:45:00.354 --> 00:45:04.274
of the prior letters of map amendment, so in

734
00:45:04.294 --> 00:45:04.834
the past

735
00:45:05.934 --> 00:45:09.774
almost 40 years now that we've had the existing maps, there's been,

736
00:45:10.534 --> 00:45:14.514
I want to say, about 20 approximately, letters of map

737
00:45:14.574 --> 00:45:17.414
amendment or map revision that have been issued to different property

738
00:45:17.474 --> 00:45:19.734
owners within the city.

739
00:45:20.694 --> 00:45:24.614
None of those letters are moving forward into these

740
00:45:24.654 --> 00:45:28.514
new maps. So sometimes they'll incorporate them, sometimes they'll just say,

741
00:45:28.534 --> 00:45:31.774
"This is extended." None of them are moving forward.

742
00:45:32.234 --> 00:45:34.794
However, they've broken it into categories

743
00:45:35.814 --> 00:45:36.244
where

744
00:45:37.454 --> 00:45:41.334
there's a collection of them that just says, "We need more data." They're like,

745
00:45:41.374 --> 00:45:44.634
"You probably could get this approved again, but our

746
00:45:44.674 --> 00:45:48.654
requirements for these letters are now stricter, and we

747
00:45:48.694 --> 00:45:52.594
just need some extra data from your engineer, and we might be able to move

748
00:45:52.634 --> 00:45:56.574
this forward." While others that might be older might need to go through an

749
00:45:56.614 --> 00:45:58.054
entire process all over again.

750
00:45:58.914 --> 00:46:00.134
Okay.

751
00:46:00.194 --> 00:46:03.614
So it sounds like council's direction, if everybody agrees, is to align this with

752
00:46:03.694 --> 00:46:05.074
content discussion and the-

753
00:46:05.594 --> 00:46:06.804
For the future stuff, the-

754
00:46:06.804 --> 00:46:09.854
For the future stuff, and then deal with it on a one-off basis. Is that accurate?

755
00:46:12.934 --> 00:46:14.834
Until then. Is that what you mean?

756

00:46:14.914 --> 00:46:15.054
Yeah.

757
00:46:15.234 --> 00:46:15.434
Yes.

758
00:46:15.574 --> 00:46:17.394
Yeah. And then the ordinance

759
00:46:18.614 --> 00:46:21.074
is the attachment to the staff report this evening.

760
00:46:21.114 --> 00:46:24.814
I'll put that on, again, either the next agenda or the first meeting in May

761
00:46:25.394 --> 00:46:27.234
for this to be an action item.

762
00:46:27.394 --> 00:46:31.024
Okay. Thank you.

763
00:46:31.024 --> 00:46:34.964
Thank you. All right, with that, we'll move on to the next

764
00:46:35.034 --> 00:46:37.314
work session, which is community contribution funding.

765
00:46:37.514 --> 00:46:39.234
We're going to kick that up to Jasmine, state treasurer.

766
00:46:39.874 --> 00:46:40.294
Yeah.

767
00:46:41.274 --> 00:46:44.494
Okay, so quick overview.

768
00:46:46.054 --> 00:46:49.994
In October, which feels like a lot longer than six months ago,

769
00:46:50.514 --> 00:46:54.234
we talked about community grant funding with the

770
00:46:54.314 --> 00:46:58.154
Tucson Valley Foundation. That's not feasible at this

771
00:46:58.194 --> 00:46:58.574
time.

772
00:47:00.194 --> 00:47:04.094
And so we were asked by council at that retreat

773
00:47:04.134 --> 00:47:08.014
to have some time to be able to redline the existing application

774
00:47:08.034 --> 00:47:10.654
and/or policy for community funding.

775
00:47:11.474 --> 00:47:15.334
Right now, just as a reminder, we kind of do a jury

776
00:47:15.394 --> 00:47:19.214
process in which we request applications from all of

777
00:47:19.254 --> 00:47:23.094
the partners across the valley. They submit, essentially say why they need the

778
00:47:23.134 --> 00:47:27.054
money, what they would do with it, and then council has two or so people

779
00:47:27.064 --> 00:47:29.694
review those applications and then bring it forward to the rest of the council

780
00:47:29.754 --> 00:47:30.794
people to approve.

781
00:47:33.074 --> 00:47:36.334
It's quite a heavy lift to do that process.

782
00:47:36.414 --> 00:47:39.754
It is also very heavily reliant upon those applications.

783

00:47:39.794 --> 00:47:43.763
We've had issues with that in the past where some groups, let's say, that

784
00:47:43.894 --> 00:47:47.374
really don't have singular projects that they do, they're more of

785
00:47:47.414 --> 00:47:51.314
a community health or community resource

786
00:47:52.674 --> 00:47:56.274
entity. And so we wanted to revisit it, give you all time to

787
00:47:56.314 --> 00:47:59.994
redline this. I do have another recommendation on here to become a

788
00:48:00.074 --> 00:48:03.814
challenger in the Tin Cup. This would essentially be council would say a set

789
00:48:03.874 --> 00:48:07.774
amount of money, say $20,000. We would give that directly to Tin Cup, and then

790
00:48:07.834 --> 00:48:11.814
they would disperse it amongst everybody who got donations

791
00:48:11.874 --> 00:48:13.154
in the whole month of July.

792
00:48:14.094 --> 00:48:16.094
That could be extremely beneficial where

793
00:48:17.194 --> 00:48:19.874
we would be able to essentially directly

794
00:48:20.614 --> 00:48:24.274
associate the community's values with the city's values

795
00:48:24.334 --> 00:48:25.394
because whatever the

796
00:48:26.314 --> 00:48:27.854
entities got, we would be doubling it, right?

797
00:48:27.894 --> 00:48:29.574
Or at least we would be assisting in doubling it.

798
00:48:29.754 --> 00:48:31.154
So that's on here as an option

799
00:48:32.174 --> 00:48:35.154
if council would like to do it. If not, we can redline the existing policy.

800
00:48:36.194 --> 00:48:39.554
Or if there's some other route you all would like to take, we can also discuss

801
00:48:39.614 --> 00:48:43.534
that. So this is pretty open for whatever council wants to do

802
00:48:43.594 --> 00:48:43.974
with this.

803
00:48:44.694 --> 00:48:45.763
We can go with public comment first.

804
00:48:46.894 --> 00:48:49.114
You ask questions to staff if there's any.

805
00:48:49.214 --> 00:48:53.174
If there's not, we'll open up public comment, and we can deliberate after we close

806
00:48:53.194 --> 00:48:53.704
public comment.

807
00:48:56.746 --> 00:48:57.186
Questions?

808
00:48:58.586 --> 00:49:01.226
Okay. No questions, so we'll open up public comment.

809
00:49:01.326 --> 00:49:03.146
Does anyone wish to make public comment on this item?

810

00:49:04.906 --> 00:49:08.046
Yeah. Louise again from Victor. When you talk about community

811
00:49:08.146 --> 00:49:12.126
contribution, I would like to have community contribution

812
00:49:12.166 --> 00:49:15.796
to do the tasks that are getting performed that are

813
00:49:15.806 --> 00:49:19.546
required of the city. And for an example, it

814
00:49:19.606 --> 00:49:23.586
seems like public information requests are just being answered

815
00:49:23.646 --> 00:49:26.426
with information that's on the computer.

816
00:49:26.806 --> 00:49:30.796
You have boxes and boxes downstairs of information that

817
00:49:30.866 --> 00:49:34.566
is not on the computer and is not being supplied back to people who are

818
00:49:34.606 --> 00:49:36.826
making requests. And

819
00:49:37.706 --> 00:49:41.416
this in particular became an issue when I was

820
00:49:41.506 --> 00:49:45.446
asking for information from Golf Vista to pay back

821
00:49:45.486 --> 00:49:48.776
money owed to citizens that you refused to give them,

822
00:49:49.386 --> 00:49:51.866
and you said you only have records for the past five years.

823
00:49:51.946 --> 00:49:55.506
Well, you have records from back to 2004.

824
00:49:56.406 --> 00:49:59.886
So can we get some community

825
00:49:59.946 --> 00:50:03.766
contribution to our own city to get some of these

826
00:50:03.846 --> 00:50:06.066
issues taken care of? Thank

827
00:50:07.266 --> 00:50:08.946
you. And a hearing system.

828
00:50:13.926 --> 00:50:16.096
Anyone else wish to make public comment on this? Looks like that is...

829
00:50:16.946 --> 00:50:19.676
All right. With that, we'll close public comment, open up council deliberation, and

830
00:50:19.786 --> 00:50:21.026
give staff direction.

831
00:50:22.726 --> 00:50:24.966
Just want to come in closer.

832
00:50:26.486 --> 00:50:30.226
I like the idea behind the Tin Cup,

833
00:50:30.406 --> 00:50:32.766
but I also think that

834
00:50:34.206 --> 00:50:38.146
really making an impact on the things that we've talked about before, pets,

835
00:50:38.366 --> 00:50:38.816
seniors,

836
00:50:40.906 --> 00:50:42.446
food, whatever, things like that.

837

00:50:42.546 --> 00:50:46.026
There's a lot of stuff in the Tin Cup that I personally

838
00:50:46.426 --> 00:50:48.706
don't think is the best use of the city's money.

839
00:50:50.546 --> 00:50:52.166
So I like the idea, but it's

840
00:50:53.246 --> 00:50:54.086
just too broad.

841
00:50:57.526 --> 00:51:00.726
Back to

842
00:51:02.026 --> 00:51:04.786
what else we could be doing with this money that didn't go to the Teton Valley

843
00:51:04.865 --> 00:51:08.466
Foundation, I still really want to get some kind of community

844
00:51:08.546 --> 00:51:11.326
development director person,

845
00:51:12.966 --> 00:51:14.026
blah, blah, blah. So,

846
00:51:14.846 --> 00:51:16.836
certainly this amount of money,

847
00:51:17.746 --> 00:51:20.116
especially in the financial position that we're in,

848
00:51:25.546 --> 00:51:29.266
I could just say, "Let's not do anything this year." I'd be fine with that,

849
00:51:29.326 --> 00:51:29.966
too. But,

850
00:51:33.426 --> 00:51:33.956
I don't know.

851
00:51:34.086 --> 00:51:37.906
I just don't want to spend hours and hours on

852
00:51:37.966 --> 00:51:40.366
this like we've done in the past, or even

853
00:51:41.906 --> 00:51:43.586
30s and 30s of minutes.

854
00:51:45.246 --> 00:51:45.646
I

855
00:51:47.606 --> 00:51:49.286
would be fine with

856
00:51:51.406 --> 00:51:55.146
putting some of this toward those things that

857
00:51:55.206 --> 00:51:58.486
the

858
00:51:58.526 --> 00:52:01.046
organizations that we have

859
00:52:02.226 --> 00:52:05.466
identified or that are our

860
00:52:06.606 --> 00:52:07.506
highest priority

861
00:52:08.386 --> 00:52:12.326
and who have maybe relied on us in the past and who

862
00:52:13.166 --> 00:52:16.446
perform services that we, as Victor, don't perform.

863
00:52:16.646 --> 00:52:20.406
PAWS, senior center. And then perhaps

864

00:52:20.466 --> 00:52:23.166
beyond that, we start a fund

865
00:52:24.106 --> 00:52:27.466
where we're able to maybe

866
00:52:27.526 --> 00:52:28.246
someday

867
00:52:29.426 --> 00:52:31.246
provide that sort of

868
00:52:32.926 --> 00:52:34.096
role, Sue, that

869
00:52:34.186 --> 00:52:38.066
whatever it is,

870
00:52:38.146 --> 00:52:42.126
if it's the economic director or the DDA of Victor

871
00:52:42.286 --> 00:52:45.626
or the Teton Valley Foundation of Victor,

872
00:52:46.766 --> 00:52:50.686
I would support kind of a hybrid. I don't want to look through

873
00:52:51.866 --> 00:52:55.026
grants that aren't written properly and have to

874
00:52:56.286 --> 00:52:59.826
BS that. I would want to give

875
00:53:00.126 --> 00:53:04.116
to some organizations that we value and then

876
00:53:04.146 --> 00:53:06.446
maybe save the rest for

877
00:53:08.006 --> 00:53:08.926
a future,

878
00:53:11.626 --> 00:53:13.226
with the understanding that

879
00:53:14.546 --> 00:53:17.956
this is a priority for us in the future.

880
00:53:18.015 --> 00:53:21.886
So you're saying instead of an application process, we would just meet and decide

881
00:53:22.086 --> 00:53:25.886
what community programs we think are important-

882
00:53:26.426 --> 00:53:26.686
Yes

883
00:53:26.706 --> 00:53:27.666
... and give money to them accordingly.

884
00:53:28.046 --> 00:53:30.116
Well, like we did with in the past, a rank system and then-

885
00:53:30.386 --> 00:53:32.906
Rank system and 15 minutes.

886
00:53:34.206 --> 00:53:37.426
I just feel like for 100K,

887
00:53:39.106 --> 00:53:42.816
it's not unimportant, but it just-

888
00:53:43.586 --> 00:53:44.306
There's a ton of stuff.

889
00:53:45.926 --> 00:53:47.206
You could also have the subcommittee-

890
00:53:47.326 --> 00:53:47.826
This is-

891

00:53:47.856 --> 00:53:48.816
... like we did in the past and-

892
00:53:48.886 --> 00:53:50.286
Yeah. For sure

893
00:53:50.306 --> 00:53:51.906
... do the initial work and then have it-

894
00:53:51.946 --> 00:53:55.846
I feel like in general, we kind of are all, at

895
00:53:55.886 --> 00:53:57.026
least I think, you can

896
00:53:57.946 --> 00:54:01.286
tell me I'm wrong, but I feel like we're kind of on the same page.

897
00:54:02.806 --> 00:54:06.166
People who are underrepresented, animals.

898
00:54:07.526 --> 00:54:08.286
Social services.

899
00:54:08.406 --> 00:54:08.766
Yes.

900
00:54:09.806 --> 00:54:13.326
Things that the city would like to be able to do if we had the

901
00:54:13.386 --> 00:54:13.846
funds.

902
00:54:14.826 --> 00:54:16.026
That a lot of larger cities

903
00:54:16.866 --> 00:54:17.686
do.

904
00:54:19.486 --> 00:54:19.686
Yeah.

905
00:54:20.706 --> 00:54:24.486
And to that, that could leave out

906
00:54:24.526 --> 00:54:28.326
the TV TAPS and Mountain Bike the Tetons or whatever, and just really

907
00:54:28.346 --> 00:54:28.906
stick to...

908
00:54:30.506 --> 00:54:30.626
I'd

909
00:54:31.506 --> 00:54:35.206
personally like to leave a grant program for the one-offs that

910
00:54:35.306 --> 00:54:37.426
are city things, like when TV TAP-

911
00:54:37.886 --> 00:54:38.206
Yeah

912
00:54:38.226 --> 00:54:38.626
... or

913
00:54:39.466 --> 00:54:41.006
Mountain Bike the Tetons or

914
00:54:42.286 --> 00:54:45.926
Mountain Roots wants to apply for $1,000 to

915
00:54:46.746 --> 00:54:50.606
put in a garden or put in a bench or put in a fence

916
00:54:50.666 --> 00:54:52.086
for the skate park.

917
00:54:52.926 --> 00:54:53.466
I think that-

918

00:54:54.522 --> 00:54:55.522
Is still a-

919
00:54:56.322 --> 00:54:58.282
But that's like, don't people just apply?

920
00:54:58.562 --> 00:55:00.721
Well, that's what I'm not sure of. That's what I'd like to see.

921
00:55:00.762 --> 00:55:03.742
That's like a lot funds, somebody comes in-

922
00:55:03.982 --> 00:55:06.142
Where in the budget could they apply for that?

923
00:55:06.402 --> 00:55:07.572
We could send out

924
00:55:08.382 --> 00:55:11.682
a letter. We have sent out ones in the past asking for grant applications.

925
00:55:11.702 --> 00:55:14.702
We could do a similar thing and just say, "Hey, process has changed.

926
00:55:14.792 --> 00:55:18.442
If you have a Victor-specific project that you would like us to

927
00:55:18.462 --> 00:55:20.092
explore in FY27,

928
00:55:21.402 --> 00:55:25.342
please submit information by this date and be able to

929
00:55:25.362 --> 00:55:29.162
present to council on," whatever, "May 15th." I don't know if that's even a

930
00:55:29.182 --> 00:55:33.022
council date, but we could have that letter sent out for those

931
00:55:33.062 --> 00:55:35.352
one-off projects. And then by the

932
00:55:36.662 --> 00:55:40.502
budget season, we would be able to have a list of projects that are like-

933
00:55:41.342 --> 00:55:42.082
Yeah, I like it.

934
00:55:42.302 --> 00:55:45.862
I like that as long as there are requirements,

935
00:55:46.482 --> 00:55:50.122
then we're going to actually hold them to those requirements.

936
00:55:50.682 --> 00:55:54.362
So we're not going to say that SWAT qualifies for

937
00:55:56.402 --> 00:55:59.112
lunches, because that's not happening in Dreggs,

938
00:55:59.182 --> 00:56:02.182
or in Victor, and that's not-

939
00:56:03.102 --> 00:56:03.352
No, that's not-

940
00:56:03.352 --> 00:56:03.952
... our criteria

941
00:56:03.962 --> 00:56:05.302
... that's not a one-off project.

942
00:56:05.462 --> 00:56:05.622
Okay.

943
00:56:05.742 --> 00:56:07.742
I'm talking about just one-off projects.

944
00:56:08.402 --> 00:56:09.252
But then-

945

00:56:09.482 --> 00:56:10.462
The SWAT team

946
00:56:10.482 --> 00:56:13.582
... so at what ratio are we

947
00:56:15.602 --> 00:56:16.472
designating...

948
00:56:17.582 --> 00:56:21.462
Are we still saying that we're going to take social services

949
00:56:21.482 --> 00:56:22.182
and give them-

950
00:56:23.642 --> 00:56:24.672
I would say we need both.

951
00:56:25.122 --> 00:56:25.302
Okay.

952
00:56:25.422 --> 00:56:25.432
I say both.

953
00:56:25.442 --> 00:56:27.722
Do we need to decide that ahead of time?

954
00:56:28.762 --> 00:56:29.922
Decide what ahead of time?

955
00:56:30.322 --> 00:56:30.782
What

956
00:56:31.642 --> 00:56:35.522
chunks of money go in... To me, we've now talked about three

957
00:56:35.602 --> 00:56:39.382
pools, social services, Victor-specific grant,

958
00:56:39.882 --> 00:56:43.002
and the potential which you haven't commented on, for

959
00:56:43.062 --> 00:56:45.462
saving for a future

960
00:56:46.302 --> 00:56:47.942
org to do this for us.

961
00:56:48.482 --> 00:56:48.492
Mm-hmm.

962
00:56:48.502 --> 00:56:50.462
Should we decide on those three

963
00:56:51.482 --> 00:56:54.982
now or give direction on those? I feel like that's kind of important

964
00:56:55.062 --> 00:56:56.042
before-

965
00:56:56.102 --> 00:56:59.772
Well, we're talking about, I think one of them is for fiscal year 2027, which would

966
00:56:59.782 --> 00:57:03.682
be the grant thing. So the grant thing wouldn't be until for next year,

967
00:57:04.242 --> 00:57:05.622
by May 15th or whatever.

968
00:57:06.662 --> 00:57:10.422
The grant thing would be part of the fiscal year 2027 budget.

969
00:57:10.482 --> 00:57:11.082
We're talking about

970
00:57:11.122 --> 00:57:14.592
this budget

971
00:57:14.602 --> 00:57:15.342
season.

972

00:57:15.402 --> 00:57:17.432
Could the grant thing be as simple as,

973
00:57:18.482 --> 00:57:22.142
we have local option tax. As you know, we're making these

974
00:57:22.182 --> 00:57:25.802
decisions by X date. If you have a project that you

975
00:57:25.862 --> 00:57:29.742
feel qualifies for local option tax, let us know by this date.

976
00:57:30.542 --> 00:57:31.482
And then...

977
00:57:32.602 --> 00:57:35.222
And you guys can condition the grants

978
00:57:36.202 --> 00:57:36.342
in

979
00:57:37.222 --> 00:57:39.282
either ad hoc, each application-

980
00:57:39.342 --> 00:57:39.612
Yeah, yeah

981
00:57:39.662 --> 00:57:42.342
... as you see fit. You don't have to necessarily-

982
00:57:42.562 --> 00:57:42.952
Like, I would make it really big

983
00:57:42.952 --> 00:57:43.882
... because I think that's where some of the

984
00:57:44.222 --> 00:57:47.922
But it has to be in the budget. That money has to be in the budget somewhere.

985
00:57:48.242 --> 00:57:52.002
Yeah, and we could allocate it in the beginning of the budget season, like

986
00:57:52.042 --> 00:57:55.842
May, and then have the folks come in and

987
00:57:56.062 --> 00:57:59.971
present October, November. It doesn't need to be at the time of the budget,

988
00:58:00.022 --> 00:58:03.502
as long as we know, okay, we're going to put $10,000 towards these one-off

989
00:58:03.582 --> 00:58:05.622
projects. As long as that's in there, we're fine.

990
00:58:05.742 --> 00:58:09.442
So if we wanted more time, or let's say we get applications that really just are

991
00:58:09.482 --> 00:58:12.742
not hitting the mark of what we would like to see, we can always

992
00:58:13.442 --> 00:58:14.752
revisit the wording or the application.

993
00:58:14.752 --> 00:58:18.242
That's where it's just like instead of picking a random number, why don't we make

994
00:58:18.302 --> 00:58:20.742
them make their ask before the budget season?

995
00:58:20.802 --> 00:58:20.962
Yeah.

996
00:58:21.482 --> 00:58:22.162
That's what she's saying.

997
00:58:22.262 --> 00:58:22.662
Yeah, okay.

998
00:58:22.962 --> 00:58:23.242
Yeah.

999

00:58:23.662 --> 00:58:25.662
Yeah, we can do either. The-

1000
00:58:25.802 --> 00:58:26.622
It's just this year,

1001
00:58:27.522 --> 00:58:29.002
because you've already made an allocation.

1002
00:58:29.262 --> 00:58:29.782
So actually the

1003
00:58:30.082 --> 00:58:33.442
We're talking this 2026, the $100,000 we allocated for this year.

1004
00:58:33.702 --> 00:58:35.042
The grants would be for next year.

1005
00:58:35.222 --> 00:58:39.102
Yeah, we can do both this year. As long as we get an email out, as

1006
00:58:39.162 --> 00:58:41.262
long as I can get an email out prior to July-

1007
00:58:41.322 --> 00:58:41.332
I see. Okay

1008
00:58:41.332 --> 00:58:45.042
... when most of these folks ask for the payment, then we should be okay.

1009
00:58:45.982 --> 00:58:47.262
The few people that have

1010
00:58:48.282 --> 00:58:50.022
the social service funding that take a

1011
00:58:50.862 --> 00:58:54.682
big chunk of these will likely ask to come speak to council again, and make

1012
00:58:54.722 --> 00:58:58.402
sure that those organizations are

1013
00:58:58.411 --> 00:59:01.742
showing what they're doing, that they're still active in the community, whether

1014
00:59:01.782 --> 00:59:03.942
that is Victor specific or community as a whole,

1015
00:59:04.782 --> 00:59:08.322
and be able to present to you all. So we can do both this year.

1016
00:59:09.022 --> 00:59:10.462
I just want to have a

1017
00:59:10.502 --> 00:59:14.642
longer-term

1018
00:59:14.702 --> 00:59:18.462
solution for this item, because it does continue to come up .

1019
00:59:19.362 --> 00:59:19.802
Yep.

1020
00:59:24.882 --> 00:59:26.882
The other thing I can say, just as a nonprofit

1021
00:59:28.162 --> 00:59:32.132
manager or whatever, some of these, for $500, $1,000,

1022
00:59:33.422 --> 00:59:33.462
you

1023
00:59:34.462 --> 00:59:38.242
can make it so it's not even worth the money to do the paperwork.

1024
00:59:38.282 --> 00:59:40.622
Come talk to you, blah, blah, blah, come back, and then...

1025
00:59:41.282 --> 00:59:43.262
That's because you're a part of a big nonprofit.

1026

00:59:43.352 --> 00:59:43.352
Yeah.

1027
00:59:43.362 --> 00:59:46.902
I was part of a very small nonprofit where $1,000 made a big

1028
00:59:46.922 --> 00:59:47.382
difference.

1029
00:59:49.562 --> 00:59:51.422
But most of these grants are for...

1030
00:59:53.262 --> 00:59:56.582
That we gave were for $7,000, like 2025

1031
00:59:57.762 --> 01:00:00.192
grants, $795, $785, $800, $700.

1032
01:00:00.242 --> 01:00:03.702
I'm just going to say for the most part, I don't need you to write a

1033
01:00:03.762 --> 01:00:05.502
memo and then read it to me.

1034
01:00:07.282 --> 01:00:10.902
I appreciate the personal touch, but I

1035
01:00:10.942 --> 01:00:13.182
don't need you to come and talk to us.

1036
01:00:13.942 --> 01:00:17.282
I want to save us time, save us energy.

1037
01:00:17.942 --> 01:00:21.422
I know that we have to do some bureaucracy, but I'm just

1038
01:00:22.722 --> 01:00:24.802
not sure that both is necessary.

1039
01:00:26.002 --> 01:00:29.762
So can we set the number? Well, obviously we're not doing $100,000 this year.

1040
01:00:29.792 --> 01:00:31.182
Yes, we are. It's what's budgeted.

1041
01:00:32.522 --> 01:00:33.472
We're doing $100,000-

1042
01:00:33.472 --> 01:00:34.932
We budgeted $100,000 for 2026

1043
01:00:34.932 --> 01:00:36.542
... in some way for those three-

1044
01:00:36.862 --> 01:00:36.962
Yeah

1045
01:00:37.082 --> 01:00:37.082
...

1046
01:00:38.202 --> 01:00:40.642
we can put them in the three buckets if we would like.

1047
01:00:46.122 --> 01:00:47.581
Do

1048
01:00:49.122 --> 01:00:51.182
you guys want to just continue it and move on it?

1049
01:00:51.682 --> 01:00:51.842
No.

1050
01:00:52.092 --> 01:00:52.092
No.

1051
01:00:52.092 --> 01:00:52.092
No.

1052
01:00:54.602 --> 01:00:55.042
Personally.

1053

01:00:55.202 --> 01:00:55.862
I

1054
01:00:56.882 --> 01:00:58.822
don't know why we haven't decided so far.

1055
01:00:59.142 --> 01:01:02.882
The last time we talked about itWe didn't make a decision

1056
01:01:02.922 --> 01:01:05.952
because we said we'll talk about it later. So I think we should just decide.

1057
01:01:05.962 --> 01:01:09.882
I don't understand why, if we don't spend it, like

1058
01:01:09.922 --> 01:01:13.122
what we've hoped to spend it on was this community development

1059
01:01:13.782 --> 01:01:15.802
organization director, it didn't happen.

1060
01:01:17.082 --> 01:01:19.842
But as a result, this funding went away for

1061
01:01:19.882 --> 01:01:23.842
this. And I asked that if we didn't hire that

1062
01:01:23.862 --> 01:01:25.982
person, that we could reconsider this.

1063
01:01:27.542 --> 01:01:28.102
And so,

1064
01:01:29.482 --> 01:01:33.362
my argument for this, and I've already said it to you all, but

1065
01:01:33.442 --> 01:01:37.422
is that this is the one way that you call it

1066
01:01:37.482 --> 01:01:41.282
bureaucracy, Amy, but I think this is, it may be small, but it is a

1067
01:01:41.302 --> 01:01:44.982
critical way that we are supporting the people in our valley

1068
01:01:45.002 --> 01:01:47.602
doing this work that the city cannot do.

1069
01:01:47.812 --> 01:01:51.522
And I understand that it feels like it's not a lot of money, but it

1070
01:01:52.142 --> 01:01:52.602
matters.

1071
01:01:53.922 --> 01:01:57.221
Family Safety Network, Hispanic Resource Center, Senior Resource of the Teaton.

1072
01:01:59.742 --> 01:02:02.802
Those are all people that I would give $10,000 to right now.

1073
01:02:03.762 --> 01:02:04.162
Done.

1074
01:02:06.502 --> 01:02:07.482
I'm just saying, like-

1075
01:02:07.502 --> 01:02:08.032
You don't have to explain

1076
01:02:08.032 --> 01:02:08.942
... can we simplify it?

1077
01:02:09.182 --> 01:02:12.862
You don't have to explain. I was just trying to tell Sue that that's why

1078
01:02:13.082 --> 01:02:13.632
it has-

1079
01:02:14.002 --> 01:02:16.762
No, I think it's very valid because

1080

01:02:17.702 --> 01:02:21.542
we would've expected Teaton Valley Foundation to do some of that on our

1081
01:02:21.582 --> 01:02:24.622
behalf, and I'm fine with that. But

1082
01:02:25.782 --> 01:02:28.362
are we good with the three buckets?

1083
01:02:28.452 --> 01:02:28.742
And

1084
01:02:29.702 --> 01:02:31.662
what do we want? 40/40/20,

1085
01:02:33.262 --> 01:02:34.762
30/30/40,

1086
01:02:37.282 --> 01:02:40.402
50/25/25? You know I like the math.

1087
01:02:41.962 --> 01:02:43.342
I'm sorry. I'm not trying to be-

1088
01:02:43.352 --> 01:02:44.902
Well, then, I just feel like we-

1089
01:02:44.962 --> 01:02:47.782
Our last year's budget was 42 for this grant.

1090
01:02:47.802 --> 01:02:50.942
And that includes TREK

1091
01:02:51.022 --> 01:02:53.262
and Teaton Valley Foundation.

1092
01:02:53.582 --> 01:02:56.412
So I would say 40

1093
01:02:57.822 --> 01:03:01.642
or 42 for that again. 40, okay, math

1094
01:03:01.682 --> 01:03:01.942
lady?

1095
01:03:02.222 --> 01:03:05.542
We can do 46. I mean-

1096
01:03:05.622 --> 01:03:08.242
And then a smaller pot for

1097
01:03:09.322 --> 01:03:10.861
the grants because they're smaller one-offs.

1098
01:03:10.902 --> 01:03:13.892
We're not talking about funding the skate park, for instance.

1099
01:03:14.282 --> 01:03:18.262
That's a different thing. We're talking about maybe, I don't

1100
01:03:18.272 --> 01:03:18.482
know.

1101
01:03:18.922 --> 01:03:19.182
What about

1102
01:03:19.422 --> 01:03:23.622
45/15/40

1103
01:03:23.682 --> 01:03:25.422
to keep for next year?

1104
01:03:26.882 --> 01:03:30.782
Great. Jasmine, can that

1105
01:03:30.842 --> 01:03:34.142
go into a reserve for this future person that we'd like?

1106
01:03:36.162 --> 01:03:36.172
Sure.

1107

01:03:36.242 --> 01:03:40.202
So 45 that we're just going to allocate based on social services

1108
01:03:40.242 --> 01:03:41.902
and the city values.

1109
01:03:42.371 --> 01:03:42.371
Yeah.

1110
01:03:42.382 --> 01:03:46.342
15 for grants that have to be in the city

1111
01:03:46.382 --> 01:03:49.622
for a specific thing that's going to be used in 2026

1112
01:03:49.862 --> 01:03:51.762
or whatever our timeline is.

1113
01:03:52.982 --> 01:03:54.562
40 for the future. I like that.

1114
01:03:56.562 --> 01:03:57.912
Jasmine, does that work?

1115
01:03:58.202 --> 01:04:01.272
Yeah. I'll send out an email to you all with the list of the organizations,

1116
01:04:01.442 --> 01:04:03.062
probably last year's ask for the

1117
01:04:03.262 --> 01:04:07.252
expansion services folks. And

1118
01:04:07.282 --> 01:04:09.461
then if you all want to respond back, we can just confirm

1119
01:04:10.402 --> 01:04:12.322
that way for those 45,000.

1120
01:04:12.982 --> 01:04:16.952
But then do we still have to agree on whatever the application is, or we're

1121
01:04:17.002 --> 01:04:18.962
just going to decide?

1122
01:04:18.982 --> 01:04:21.142
We have to have some sort of work session where we decide.

1123
01:04:22.162 --> 01:04:23.202
Right, Amy?

1124
01:04:24.702 --> 01:04:25.462
Or a committee.

1125
01:04:26.322 --> 01:04:29.582
Yeah. I think for that 15K, you have to have-

1126
01:04:29.862 --> 01:04:31.142
Oh, no, I'm talking about the 40.

1127
01:04:31.662 --> 01:04:35.622
Oh. Yeah, maybe we do... I would probably say we each

1128
01:04:35.662 --> 01:04:39.302
do a little spreadsheet on that, and then we come together and

1129
01:04:39.982 --> 01:04:42.242
I'll average out the math.

1130
01:04:43.162 --> 01:04:43.832
Or not, if you don't want me to.

1131
01:04:43.832 --> 01:04:44.122
We did two

1132
01:04:45.042 --> 01:04:45.882
people last time, right?

1133
01:04:46.122 --> 01:04:46.211
Yeah.

1134

01:04:46.242 --> 01:04:47.572
It seemed to work pretty efficiently last time.

1135
01:04:47.872 --> 01:04:49.882
Not efficiently to where we wanted, but

1136
01:04:50.722 --> 01:04:52.382
efficient compared to the past years.

1137
01:04:52.802 --> 01:04:53.482
Yeah. No, I

1138
01:04:56.782 --> 01:04:57.431
feel like they're

1139
01:04:58.942 --> 01:05:00.082
whatever you guys want for that.

1140
01:05:01.362 --> 01:05:03.022
I like math, so I don't mind doing that.

1141
01:05:03.062 --> 01:05:03.382
But

1142
01:05:05.662 --> 01:05:09.602
I think we basically go off of what we did last year, unless...

1143
01:05:11.062 --> 01:05:14.982
There's the Cavalry. Three years ago, Hispanic Resource

1144
01:05:15.082 --> 01:05:18.042
Center, we gave 3,200 bucks for. I'm sure they need some money.

1145
01:05:18.662 --> 01:05:21.952
No, I'm happy to give the money. And I think that that's where we get to use our

1146
01:05:22.022 --> 01:05:25.942
discretion and give money even if they don't

1147
01:05:25.982 --> 01:05:26.682
apply.

1148
01:05:26.722 --> 01:05:26.882
Yeah.

1149
01:05:27.212 --> 01:05:27.402
Mm-hmm.

1150
01:05:28.042 --> 01:05:29.472
For social services

1151
01:05:31.102 --> 01:05:33.442
type things, animals, people,

1152
01:05:35.242 --> 01:05:37.862
is what I value for that

1153
01:05:38.862 --> 01:05:39.602
45K.

1154
01:05:41.922 --> 01:05:42.362
And

1155
01:05:43.722 --> 01:05:46.662
this is the same pot, though, that Teaton Valley Foundation and TREK is coming out

1156
01:05:47.002 --> 01:05:47.202
of too,

1157
01:05:49.202 --> 01:05:50.402
if we select them.

1158
01:05:52.182 --> 01:05:52.362
Yeah.

1159
01:05:53.102 --> 01:05:56.762
And as examples, or NBT.

1160
01:05:57.102 --> 01:06:00.442
And there's definitely

1161

01:06:01.502 --> 01:06:02.362
value there, but I

1162
01:06:04.282 --> 01:06:07.862
guess that's where we start going down a rabbit hole

1163
01:06:07.942 --> 01:06:11.782
because what is that value compared to

1164
01:06:11.922 --> 01:06:12.302
people?

1165
01:06:13.182 --> 01:06:15.442
We've

1166
01:06:17.702 --> 01:06:21.522
had this conversation. Teaton Valley Foundation has the hockey rink and

1167
01:06:21.822 --> 01:06:23.902
the Music on Main in the city of Victor.

1168
01:06:23.942 --> 01:06:25.032
They bring in a lot of-

1169
01:06:25.442 --> 01:06:26.142
For sure

1170
01:06:26.152 --> 01:06:29.972
... people to the city of Victor, which benefits the businesses of the city of

1171
01:06:29.982 --> 01:06:30.542
Victor, so

1172
01:06:31.342 --> 01:06:33.332
they do play a pretty important role.

1173
01:06:33.542 --> 01:06:35.082
Victor Downtown

1174
01:06:36.842 --> 01:06:37.302
Association.

1175
01:06:37.342 --> 01:06:37.532
But yeah.

1176
01:06:37.542 --> 01:06:41.132
Do you have a suggestion, Emily? What would you like to see us do with

1177
01:06:41.702 --> 01:06:43.062
allocating that?

1178
01:06:43.762 --> 01:06:47.202
I think it's fine that we do some sort of ranking system individually, and then

1179
01:06:47.222 --> 01:06:48.702
come together and present.

1180
01:06:51.062 --> 01:06:55.042
Maybe we could do a ranking system and submit it to a

1181
01:06:55.082 --> 01:06:59.072
committee so that the committee could take a little time first, and

1182
01:06:59.102 --> 01:07:00.682
we don't have to take all the time here.

1183
01:07:02.002 --> 01:07:02.222
Okay.

1184
01:07:02.582 --> 01:07:04.482
And I feel like

1185
01:07:04.582 --> 01:07:08.562
you and Sue are on

1186
01:07:08.602 --> 01:07:08.882
the

1187
01:07:10.150 --> 01:07:13.950
The more like the economic development has

1188

01:07:13.970 --> 01:07:16.910
some importance. Well, that's kind of what you just said.

1189
01:07:17.050 --> 01:07:18.390
Yeah, it does, but I-

1190
01:07:18.510 --> 01:07:22.230
Whereas I'm kind of like, I would rather fund

1191
01:07:22.290 --> 01:07:23.810
people. I was just going to s-

1192
01:07:24.070 --> 01:07:24.710
It doesn't matter.

1193
01:07:24.810 --> 01:07:25.010
Okay.

1194
01:07:26.029 --> 01:07:28.150
I was just going to suggest we take one of each,

1195
01:07:29.120 --> 01:07:30.090
but it doesn't matter to me.

1196
01:07:31.710 --> 01:07:31.780
I think

1197
01:07:31.780 --> 01:07:33.650
I like Sandra Celeste. Well,

1198
01:07:36.570 --> 01:07:38.390
Stacy can be on the committee.

1199
01:07:38.400 --> 01:07:38.470
Okay.

1200
01:07:39.310 --> 01:07:41.110
I think I will be happy to be on the committee.

1201
01:07:41.210 --> 01:07:41.500
I am too.

1202
01:07:41.730 --> 01:07:42.970
So it's sub committee then.

1203
01:07:43.170 --> 01:07:44.239
Yes. Got it.

1204
01:07:44.250 --> 01:07:44.850
You got it?

1205
01:07:44.890 --> 01:07:44.950
Yeah.

1206
01:07:45.510 --> 01:07:47.590
But no application, so we didn't make that decision.

1207
01:07:47.770 --> 01:07:51.750
Except for the 15,000, or they're just going to submit what they want to

1208
01:07:51.810 --> 01:07:53.310
do? They just submit what they want to do.

1209
01:07:53.370 --> 01:07:56.610
Yeah. We'll basically nix a lot of this application.

1210
01:07:56.630 --> 01:08:00.610
We'll probably still have some application just so there's some structure to the

1211
01:08:00.890 --> 01:08:02.950
ask, but it won't have as many questions.

1212
01:08:02.990 --> 01:08:05.030
It'll essentially be a paragraph.

1213
01:08:08.250 --> 01:08:09.610
Okay. You got what you need, Jazmin?

1214
01:08:09.650 --> 01:08:10.630
Yep. I'm good.

1215

01:08:11.170 --> 01:08:11.570
All right.

1216
01:08:12.870 --> 01:08:15.650
With that, we'll move on to the public hearing portion of the agenda.

1217
01:08:15.790 --> 01:08:17.210
We have one public hearing this evening.

1218
01:08:17.230 --> 01:08:19.550
The purpose of this hearing is

1219
01:08:19.630 --> 01:08:25.370
LU2025-17-0650

1220
01:08:25.471 --> 01:08:27.070
rezoning to RM-2 and

1221
01:08:27.150 --> 01:08:31.110
CX-SD2025-16

1222
01:08:31.290 --> 01:08:34.910
short plat in northwest corner of Baseline Road and Highway 33,

1223
01:08:35.990 --> 01:08:39.490
East Idaho Holdings Company, Kim Connor Planning Director.

1224
01:08:41.690 --> 01:08:42.150
Do you need a break?

1225
01:08:42.431 --> 01:08:44.271
I need to go to the bathroom real quick.

1226
01:08:44.530 --> 01:08:44.730
Okay.

1227
01:08:44.971 --> 01:08:46.480
We'll go ahead and stuff real quick.

1228
01:08:46.790 --> 01:08:47.330
Notice we gave them.

1229
01:08:47.370 --> 01:08:47.550
Yes.

1230
01:08:47.601 --> 01:08:49.230
We're also recording. Materials currently complete.

1231
01:08:49.510 --> 01:08:50.030
Yes, they have.

1232
01:08:50.290 --> 01:08:52.450
All right. Does anyone wish to declare conflict of interest?

1233
01:08:53.760 --> 01:08:53.760
No.

1234
01:08:53.790 --> 01:08:54.771
Okay. All right.

1235
01:08:57.090 --> 01:08:58.290
We go on the farm, so it's late.

1236
01:08:58.870 --> 01:08:59.010
Should we

1237
01:08:59.811 --> 01:09:00.590
just take a five-minute break?

1238
01:09:00.670 --> 01:09:03.070
Sure, we can take a five-minute break. Five-minute break. Shall we?

1239
01:09:03.681 --> 01:09:03.681
Five.

1240
01:09:03.811 --> 01:09:05.851
With that, we'll

1241
01:09:08.370 --> 01:12:30.810
move

1242

01:12:33.090 --> 01:12:35.050
on to the public hearing portion of the agenda.

1243
01:12:35.110 --> 01:12:39.060
We have one public hearing this

1244
01:12:39.060 --> 01:12:42.020
evening. The purpose of this hearing is LU2025-17-0650 rezoning to RM-2 and

1245
01:12:42.020 --> 01:12:44.710
CX-SD2025-16 short plat in northwest corner of Baseline Road and Highway 33,

1246
01:12:44.720 --> 01:12:47.650
East Idaho

1247
01:12:48.130 --> 01:12:50.800
Holdings Company, Kim Connor,

1248
01:12:50.800 --> 01:13:14.300
Planning

1249
01:13:14.300 --> 01:13:14.300
Director.

1250
01:13:14.534 --> 01:13:17.254
So the first is the rezone. They're requesting

1251
01:13:18.014 --> 01:13:21.034
RM-2 as well as CX.

1252
01:13:22.094 --> 01:13:25.914
The short plat application creates four parcels, two

1253
01:13:26.014 --> 01:13:29.994
parcels that are RM-2, and two parcels that are

1254
01:13:30.334 --> 01:13:34.314
CX. Out of those, one of the CX parcels

1255
01:13:34.794 --> 01:13:36.784
will not be buildable for structures.

1256
01:13:36.834 --> 01:13:40.694
It's planned to be more of an open community gathering place, and then

1257
01:13:40.774 --> 01:13:42.594
one parcel will be for development.

1258
01:13:43.134 --> 01:13:47.074
Same on the RM-2 side. One parcel will

1259
01:13:47.114 --> 01:13:51.054
be taking the place for the required highway buffer and

1260
01:13:51.074 --> 01:13:54.634
will include landscaping, drainage swales, pathway,

1261
01:13:55.014 --> 01:13:58.734
those types of things, and then the remainder parcel will be the developable

1262
01:13:58.834 --> 01:14:02.764
parcel. In both cases, the developable parcel is

1263
01:14:02.794 --> 01:14:04.974
going to be inwards towards the middle.

1264
01:14:06.014 --> 01:14:09.454
Right in the middle is a new road that the applicant is

1265
01:14:09.534 --> 01:14:13.514
presenting. Like we have done in a number of short

1266
01:14:13.554 --> 01:14:15.414
plats before, the

1267
01:14:16.734 --> 01:14:20.494
applicant was intending for this to just be a private

1268
01:14:20.574 --> 01:14:21.174
drive,

1269

01:14:22.054 --> 01:14:25.784
done by easement and not having to worry about any of the

1270
01:14:25.814 --> 01:14:29.594
city requirements, utility mains, roads, those types of things.

1271
01:14:29.634 --> 01:14:33.414
However, just because it meets the code does not mean it's good

1272
01:14:33.434 --> 01:14:37.394
planning. So myself and Public Works have insisted that we want this to

1273
01:14:37.414 --> 01:14:40.554
be a public road and stub to the neighboring property.

1274
01:14:41.294 --> 01:14:45.034
The thought behind this is it's better access and maintenance

1275
01:14:45.074 --> 01:14:48.794
of the utility mains, and by having it

1276
01:14:48.834 --> 01:14:51.684
being a public road stubbing to the neighboring property,

1277
01:14:52.754 --> 01:14:56.274
being that the property is seven and a half acres, it really

1278
01:14:56.334 --> 01:15:00.294
allows for more connectivity in future developments,

1279
01:15:01.014 --> 01:15:04.984
better pathways, and all that wonderful circulation

1280
01:15:05.014 --> 01:15:08.474
that we're hoping to achieve by the comp plan, and in

1281
01:15:08.574 --> 01:15:10.484
general, good planning practices.

1282
01:15:10.614 --> 01:15:11.294
So,

1283
01:15:12.194 --> 01:15:14.584
that will be addressed as I go through the standards.

1284
01:15:16.174 --> 01:15:18.554
Record of proceedings. We have a scrivener's error here.

1285
01:15:18.694 --> 01:15:22.094
Again, this was annexed last year, so this was

1286
01:15:22.154 --> 01:15:25.914
February of last year for that annexation

1287
01:15:26.174 --> 01:15:29.994
approval. Everything else should be accurate for the notice of

1288
01:15:30.054 --> 01:15:33.374
requirements, service providers, and so forth.

1289
01:15:34.734 --> 01:15:37.894
In the staff analysis, we break down the different zoning

1290
01:15:37.954 --> 01:15:41.794
applications. The surrounding zonings included the

1291
01:15:41.834 --> 01:15:44.754
description of the employment category,

1292
01:15:45.694 --> 01:15:49.474
as that's the one that really kind of pulls in the more developable

1293
01:15:49.534 --> 01:15:50.234
portions.

1294
01:15:51.514 --> 01:15:54.454
The open space we acknowledge as well.

1295
01:15:54.814 --> 01:15:58.294
Open space, again, is normally on a property

1296

01:15:58.354 --> 01:16:01.954
to specifically accommodate the

1297
01:16:01.974 --> 01:16:05.844
floodplain as the applicant is working with FEMA to relocate a

1298
01:16:05.874 --> 01:16:09.814
portion of that floodplain and open more of the site for development.

1299
01:16:10.294 --> 01:16:13.894
We're kind of balancing both of those designations.

1300
01:16:14.994 --> 01:16:16.854
The CX zoning

1301
01:16:18.314 --> 01:16:21.554
is, while I mention here is similar

1302
01:16:22.114 --> 01:16:25.764
to the recommended zoning districts of the

1303
01:16:25.814 --> 01:16:29.804
future land use map, the applicant actually brought to our attention at

1304
01:16:29.834 --> 01:16:33.564
the P&Z meeting and actually a chart in their presentation

1305
01:16:34.334 --> 01:16:38.014
showing that there's a chart in the comprehensive plan that

1306
01:16:38.134 --> 01:16:42.054
shows that CX is one of the recommended zoning districts for

1307
01:16:42.114 --> 01:16:45.574
the employment designation. I did not get a chance to update my staff report

1308
01:16:46.454 --> 01:16:50.274
to represent that, so I just wanted to clarify that here, and they'll show that

1309
01:16:50.314 --> 01:16:51.494
during their presentation.

1310
01:16:53.314 --> 01:16:57.014
But that also included the language from the code in

1311
01:16:57.054 --> 01:16:58.054
regards to

1312
01:16:59.394 --> 01:17:03.094
kind of the definition, if you will, of the CX zoning

1313
01:17:03.174 --> 01:17:03.694
district,

1314
01:17:05.034 --> 01:17:06.774
where it's a lot of mixed use,

1315
01:17:08.014 --> 01:17:09.874
both pedestrian-oriented,

1316
01:17:10.754 --> 01:17:14.133
walkable, but also have auto accommodations.

1317
01:17:15.234 --> 01:17:18.814
Also to mention surrounding zonings.

1318
01:17:19.794 --> 01:17:23.414
Sherman Park obtains a CX zoning. There's also some

1319
01:17:23.474 --> 01:17:27.073
CX zoning across the street

1320
01:17:27.234 --> 01:17:31.134
and in Mountainside Village. So CX is generally

1321
01:17:31.214 --> 01:17:32.353
in this area.

1322
01:17:33.293 --> 01:17:34.474
The RM-2 zoning

1323

01:17:35.334 --> 01:17:37.094
is specifically meant for multifamily.

1324
01:17:37.134 --> 01:17:40.354
It would allow anything from a single-family house all the way up to an apartment

1325
01:17:40.414 --> 01:17:43.894
building, but in between, there's townhomes,

1326
01:17:44.054 --> 01:17:48.034
four-plexes, duplexes, et cetera, to cover some of those missing

1327
01:17:48.074 --> 01:17:49.414
middle items as well.

1328
01:17:50.254 --> 01:17:54.214
I believe the applicant is considering a combination of

1329
01:17:54.254 --> 01:17:54.874
different

1330
01:17:55.714 --> 01:17:59.344
residential building types, which is also a requirement of the

1331
01:17:59.414 --> 01:18:02.874
code for anything of a certain parcel size needs to

1332
01:18:02.914 --> 01:18:04.634
incorporate different building types.

1333
01:18:04.674 --> 01:18:07.614
So they're covering the general perspective on that.

1334
01:18:07.924 --> 01:18:11.914
Irregardless, this will be required to go through site plan and design review

1335
01:18:11.974 --> 01:18:15.814
approval for the layout and aesthetics

1336
01:18:15.994 --> 01:18:16.874
of the structures.

1337
01:18:19.354 --> 01:18:23.234
In the criteria, I'm first addressing everything for the rezone,

1338
01:18:23.734 --> 01:18:27.034
as it's the rezones that kind of accommodate the

1339
01:18:27.594 --> 01:18:29.874
parcel sizes being created for the short plat.

1340
01:18:30.454 --> 01:18:34.334
So, as mentioned with the comprehensive plan, the proposed

1341
01:18:34.394 --> 01:18:36.114
language here comes from their narrative.

1342
01:18:36.534 --> 01:18:40.424
I also added some of the findings from the Planning and

1343
01:18:40.474 --> 01:18:43.454
Zoning Commission. They discussed the

1344
01:18:44.614 --> 01:18:47.454
park area and buffer designations

1345
01:18:48.454 --> 01:18:52.174
that are kind of taking those portions into consideration to

1346
01:18:52.184 --> 01:18:54.034
accommodate the open space designation.

1347
01:18:54.874 --> 01:18:58.354
I thought somewhere in the staff report, I had a percentage

1348
01:18:59.034 --> 01:19:02.904
of the sizes, but I think the applicant can address those if there's a question

1349
01:19:02.954 --> 01:19:05.714
about percentage of open space.

1350

01:19:07.754 --> 01:19:11.614
As far as other code items, in this

1351
01:19:11.674 --> 01:19:14.234
case, talking about the purpose of the code,

1352
01:19:15.534 --> 01:19:19.522
they have two items that they're referencingThe

1353
01:19:20.442 --> 01:19:24.242
character of the area, again, kind of links back not only to the

1354
01:19:24.302 --> 01:19:28.062
comprehensive plan, but then also kind of the established character is

1355
01:19:28.142 --> 01:19:28.382
the

1356
01:19:29.602 --> 01:19:33.502
neighborhood in which it is around, the preexisting neighboring uses, in this

1357
01:19:33.542 --> 01:19:34.462
case, the brewery,

1358
01:19:35.442 --> 01:19:39.222
the Sherman Park Apartments that are under construction, Mountainside

1359
01:19:39.322 --> 01:19:40.862
Village, which is a combination of

1360
01:19:41.782 --> 01:19:45.132
commercial, multifamily, and single-family

1361
01:19:45.222 --> 01:19:48.662
residential. Actually, I think it's more live-work than commercial, but they do

1362
01:19:48.702 --> 01:19:50.062
have some commercial zoning in there.

1363
01:19:51.822 --> 01:19:52.402
And then

1364
01:19:53.262 --> 01:19:56.682
as far as being

1365
01:19:56.722 --> 01:20:00.522
appropriate, again, kind of they're referencing its

1366
01:20:00.542 --> 01:20:01.282
connectivity,

1367
01:20:02.642 --> 01:20:05.482
the proximity to downtown, those types of things.

1368
01:20:07.962 --> 01:20:08.542
The

1369
01:20:09.822 --> 01:20:12.622
last item here, I think that's... Oh, not the last item.

1370
01:20:14.122 --> 01:20:15.782
This addresses the

1371
01:20:16.862 --> 01:20:17.222
need,

1372
01:20:18.222 --> 01:20:21.082
basically saying that it can't be developed under its current zoning.

1373
01:20:21.422 --> 01:20:25.342
Current zoning is RC, which would allow for two homes

1374
01:20:25.362 --> 01:20:27.842
to be developed on the site based on its acreage.

1375
01:20:28.742 --> 01:20:30.162
So this zoning would need to be

1376
01:20:31.162 --> 01:20:34.962
accommodated to allow any type of development beyond two single-family

1377

01:20:35.022 --> 01:20:35.452
homes.

1378
01:20:37.382 --> 01:20:41.222
The need for the proposed use, they're referencing the housing needs,

1379
01:20:41.502 --> 01:20:45.482
a study for the multifamily, but then also addressing

1380
01:20:45.542 --> 01:20:49.442
some of the civic amenities that they would

1381
01:20:49.482 --> 01:20:52.422
be providing in some of that open space areas.

1382
01:20:52.942 --> 01:20:53.922
In addition to the

1383
01:20:54.742 --> 01:20:58.542
open space adjacent to the brewery, they are working on

1384
01:20:59.002 --> 01:21:02.682
a pathway, potentially connecting all the way to Stinker Station.

1385
01:21:03.662 --> 01:21:05.762
As far as other services,

1386
01:21:07.202 --> 01:21:09.742
they have addressed comments

1387
01:21:11.542 --> 01:21:13.022
in regards to utilities,

1388
01:21:15.222 --> 01:21:19.102
wildlife, and items. This is specifically when we talk about these,

1389
01:21:19.302 --> 01:21:21.542
we're typically looking at if there's

1390
01:21:22.362 --> 01:21:26.182
a wildlife corridor. In this case, there's a

1391
01:21:26.342 --> 01:21:29.922
FEMA. There is no wildlife corridor, and I think this property will also be

1392
01:21:29.962 --> 01:21:31.382
impacted by the upper pressure zone.

1393
01:21:31.452 --> 01:21:34.942
So they would be able to pay the required recapture fees.

1394
01:21:35.362 --> 01:21:39.222
They join into the upper pressure zone water district area

1395
01:21:39.322 --> 01:21:39.942
of town,

1396
01:21:40.742 --> 01:21:44.622
to be able to benefit from those additional utilities.

1397
01:21:46.462 --> 01:21:50.122
And then as far as adverse effects, they're mentioning the

1398
01:21:50.282 --> 01:21:53.742
general FEMA requirements as well as the EP requirements.

1399
01:21:53.782 --> 01:21:57.642
There's additional higher authorities that have requirements and authority

1400
01:21:57.722 --> 01:22:01.042
over those items. Regarding the short plat,

1401
01:22:01.842 --> 01:22:03.402
they're creating only four parcels.

1402
01:22:04.642 --> 01:22:05.642
Again, as mentioned,

1403
01:22:07.062 --> 01:22:11.042
while they had every intention to not put in a road, we felt

1404

01:22:11.062 --> 01:22:14.802
the road is more appropriate. So they could have met the standard and were

1405
01:22:14.862 --> 01:22:18.782
intending to, until me and Public Works got our hands on it and told them, "Nope,

1406
01:22:18.822 --> 01:22:21.742
we definitely want this to be a public street down the middle."

1407
01:22:22.942 --> 01:22:25.862
All parcels meet the appropriate sizes.

1408
01:22:25.902 --> 01:22:29.522
They're not asking for any variances of setbacks, buffers, lot

1409
01:22:29.582 --> 01:22:31.182
sizes, those types of things.

1410
01:22:32.382 --> 01:22:36.362
A recommendation from me and the Public Works, you've heard

1411
01:22:36.422 --> 01:22:37.762
it verbally already,

1412
01:22:38.582 --> 01:22:39.922
they've reconfigured the

1413
01:22:41.202 --> 01:22:44.762
lot splits as we've recommended, and we would support the

1414
01:22:44.802 --> 01:22:45.382
application.

1415
01:22:46.542 --> 01:22:50.202
Conclusions of law outline both the rezone and the

1416
01:22:50.402 --> 01:22:52.462
short plat conditions of approval.

1417
01:22:53.242 --> 01:22:57.162
We've added a number of our standard ones and then kind of some unique ones for

1418
01:22:57.202 --> 01:23:01.102
this site. Obviously, the 10% deed restriction

1419
01:23:01.262 --> 01:23:04.942
for local households that work and live in the

1420
01:23:04.982 --> 01:23:07.022
valley, and then also

1421
01:23:08.242 --> 01:23:11.362
20% restriction on no short-term rentals.

1422
01:23:11.982 --> 01:23:15.842
And then we've also added that those two cannot

1423
01:23:15.902 --> 01:23:19.122
overlap. So ultimately, there'd be a

1424
01:23:19.342 --> 01:23:20.082
30%

1425
01:23:21.362 --> 01:23:24.922
of all the housing units on the property would have some type of

1426
01:23:24.962 --> 01:23:25.782
restriction on them.

1427
01:23:28.202 --> 01:23:32.022
The zero rise certificate, since this application came in prior

1428
01:23:32.102 --> 01:23:36.082
to the ordinance that we discussed earlier today, is something that we

1429
01:23:36.142 --> 01:23:40.002
want to keep as a condition of approval to have it appropriately documented

1430
01:23:40.182 --> 01:23:41.242
in a development agreement.

1431

01:23:42.902 --> 01:23:44.742
This next one here in regards to limiting

1432
01:23:46.002 --> 01:23:49.892
the CX portion of the property in regards to

1433
01:23:49.922 --> 01:23:50.842
the number of

1434
01:23:52.162 --> 01:23:54.862
residential dwelling units for a residential structure

1435
01:23:55.922 --> 01:23:58.822
independently is specifically

1436
01:23:59.502 --> 01:24:03.302
because the CX zoning allows for apartment buildings just

1437
01:24:03.362 --> 01:24:07.032
like RM-2. So we want to make sure that the intent of the

1438
01:24:07.122 --> 01:24:10.182
applicant who wants to do some commercial and some

1439
01:24:10.242 --> 01:24:13.952
residential stays that way long term, whether it's developed by this

1440
01:24:13.962 --> 01:24:15.322
developer or someone else,

1441
01:24:16.362 --> 01:24:19.822
to make sure that we have some combination of commercial and

1442
01:24:19.862 --> 01:24:23.632
residential on the CX zone portion, and then the

1443
01:24:23.802 --> 01:24:27.462
RM-2 would be the portion that would be 100% residential.

1444
01:24:29.282 --> 01:24:32.962
They have done some general modeling and believe that they

1445
01:24:33.022 --> 01:24:35.682
can meet this requirement without any concern.

1446
01:24:35.722 --> 01:24:37.182
Actually, I think they'll be under it.

1447
01:24:38.862 --> 01:24:42.102
And then also at the time of development, the applicant would be

1448
01:24:42.162 --> 01:24:43.442
responsible for

1449
01:24:45.182 --> 01:24:48.942
basically general improvements to the multi-use pathway.

1450
01:24:49.262 --> 01:24:53.042
The pathway already exists along Baseline, but it does need

1451
01:24:53.162 --> 01:24:56.722
improvements in certain areas. And as a part of that, they're also going to be

1452
01:24:56.802 --> 01:24:59.522
doing a better realignment to the underpass,

1453
01:25:00.442 --> 01:25:03.802
from what it currently is, and especially since there's a little bit more land

1454
01:25:03.862 --> 01:25:06.402
there from the realignment of Baseline Road.

1455
01:25:06.482 --> 01:25:07.762
So those are the conditions

1456
01:25:08.582 --> 01:25:10.782
coming to you guys, and then we've got the suggested

1457
01:25:11.882 --> 01:25:15.512
motions, and I've attached the ordinance and the development agreement and

1458

01:25:15.582 --> 01:25:16.602
everything here as well.

1459
01:25:17.662 --> 01:25:18.762
Any questions for me?

1460
01:25:22.614 --> 01:25:23.014
Thanks, Kim.

1461
01:25:23.474 --> 01:25:25.144
I'm going

1462
01:25:25.144 --> 01:25:28.914
to handle

1463
01:25:29.074 --> 01:25:32.894
it. So I've seen a couple of different places, because I think it changed when the

1464
01:25:32.974 --> 01:25:34.254
county changed their zoning.

1465
01:25:35.174 --> 01:25:38.774
It was originally county zoning 2.5, and then it got

1466
01:25:38.994 --> 01:25:41.924
moved to AOI 20, and then we rezoned it.

1467
01:25:42.274 --> 01:25:42.594
Correct.

1468
01:25:42.714 --> 01:25:43.624
So AOI 20 was-

1469
01:25:43.624 --> 01:25:47.454
Yeah. The old AOI was 2.5 because the entirety of

1470
01:25:47.494 --> 01:25:51.374
our AOI was 2.5. Then when the new

1471
01:25:51.434 --> 01:25:54.804
AOI was adopted, it was moved to 20,

1472
01:25:55.814 --> 01:25:58.994
to encourage annexation, or if someone was going to develop it,

1473
01:25:59.674 --> 01:26:01.754
staying under a county jurisdiction, they'd get 20.

1474
01:26:01.764 --> 01:26:01.874
Nice.

1475
01:26:02.714 --> 01:26:05.974
Then upon annexation, we gave it the RC

1476
01:26:06.654 --> 01:26:07.934
residential cluster zoning-

1477
01:26:08.154 --> 01:26:08.164
Okay

1478
01:26:08.164 --> 01:26:09.734
... and then tonight's request.

1479
01:26:10.534 --> 01:26:12.794
And so the annex is 100% done?

1480
01:26:12.994 --> 01:26:13.414
Correct.

1481
01:26:13.944 --> 01:26:17.674
Okay. And then, remind me. I should probably know this.

1482
01:26:18.514 --> 01:26:21.214
What exactly, where, and what kind of zoning,

1483
01:26:22.214 --> 01:26:25.354
is three stories allowed, or is it a certain height?

1484
01:26:25.394 --> 01:26:29.214
Yeah. So three stories is the max in town,

1485

01:26:29.834 --> 01:26:33.314
irregardless of the zoning, so then we're looking at height.

1486
01:26:33.934 --> 01:26:37.524
So RM2, within a closer

1487
01:26:37.574 --> 01:26:41.314
proximity to the highway can go up to

1488
01:26:41.874 --> 01:26:43.534
42, I believe.

1489
01:26:44.534 --> 01:26:46.834
But it's still limited and capped at three stories.

1490
01:26:48.374 --> 01:26:51.414
And then CX, I want to say is the same.

1491
01:26:51.494 --> 01:26:55.374
CX already had a higher height, also should be

1492
01:26:55.434 --> 01:26:57.154
around 42, 45 maybe.

1493
01:26:59.174 --> 01:27:03.064
And also, we put a cap on it being three stories, that

1494
01:27:03.114 --> 01:27:06.594
that extra height would be for more architectural

1495
01:27:06.654 --> 01:27:10.394
creativity rather than try to squeeze in a fourth floor.

1496
01:27:11.914 --> 01:27:14.934
You're saying it's allowed in all zones now? Like all residential zones?

1497
01:27:16.114 --> 01:27:18.134
Yeah, there's no limit to the number of...

1498
01:27:18.174 --> 01:27:21.114
You could have a single-family house that's three stories-

1499
01:27:21.134 --> 01:27:21.144
I see

1500
01:27:21.144 --> 01:27:24.954
... and as long as you're under 35 feet you're fine, because 35 feet is the max

1501
01:27:25.054 --> 01:27:25.804
for a residential.

1502
01:27:26.094 --> 01:27:27.024
For a single

1503
01:27:27.334 --> 01:27:30.954
family.

1504
01:27:31.314 --> 01:27:33.924
For a single family residential.

1505
01:27:34.003 --> 01:27:35.174
I guess that's it for now.

1506
01:27:37.294 --> 01:27:40.254
Oh, yeah, another one would be work process with the developer.

1507
01:27:41.934 --> 01:27:44.753
I don't know if this is a question or more of a

1508
01:27:45.814 --> 01:27:49.063
statement discussion, but I feel like a couple of times

1509
01:27:49.154 --> 01:27:49.834
recently,

1510
01:27:51.094 --> 01:27:54.714
the first being last January or February when we

1511
01:27:54.754 --> 01:27:58.134
approved this annexation, and then more

1512

01:27:58.194 --> 01:28:00.234
recently, two weeks ago,

1513
01:28:02.434 --> 01:28:05.274
we've expressed some reluctance

1514
01:28:06.194 --> 01:28:09.354
in the process of being able to

1515
01:28:09.994 --> 01:28:11.914
piecemeal the

1516
01:28:13.354 --> 01:28:16.514
process, and without

1517
01:28:18.194 --> 01:28:20.234
us necessarily

1518
01:28:21.074 --> 01:28:24.874
knowing the full plan, which I feel like is a

1519
01:28:24.894 --> 01:28:27.794
detriment to council because

1520
01:28:30.734 --> 01:28:30.794
you

1521
01:28:31.774 --> 01:28:33.394
annex and

1522
01:28:35.994 --> 01:28:36.834
then it's like

1523
01:28:38.154 --> 01:28:42.114
that piece gets through, and then it's you rezone,

1524
01:28:42.154 --> 01:28:45.044
and that piece gets through. And

1525
01:28:45.934 --> 01:28:46.503
I'm not

1526
01:28:47.394 --> 01:28:48.334
accusing

1527
01:28:49.314 --> 01:28:50.914
anything that

1528
01:28:50.924 --> 01:28:54.694
people aren't doing

1529
01:28:54.974 --> 01:28:58.294
anything that isn't honest or

1530
01:28:58.354 --> 01:29:00.974
transparent, but I think

1531
01:29:01.794 --> 01:29:03.774
it would be really helpful

1532
01:29:05.054 --> 01:29:07.774
for us to have a big picture and

1533
01:29:09.454 --> 01:29:11.894
really know the plan ahead of time.

1534
01:29:12.414 --> 01:29:15.754
Because sometimes once you take a little step,

1535
01:29:16.414 --> 01:29:20.094
then the next little step seems really easy, and the next little step

1536
01:29:20.174 --> 01:29:23.994
seems really easy, and we end up in a position where

1537
01:29:24.314 --> 01:29:26.054
we've taken a bunch of little steps

1538
01:29:27.394 --> 01:29:30.594
toward a goal that we didn't

1539

01:29:30.634 --> 01:29:31.994
necessarily want.

1540
01:29:32.854 --> 01:29:36.834
And so I'm just asking big picture if we

1541
01:29:36.934 --> 01:29:40.804
should, because this has come up multiple times,

1542
01:29:41.454 --> 01:29:45.394
if we should look at that process, and I know, Will,

1543
01:29:45.734 --> 01:29:46.674
you mentioned

1544
01:29:47.594 --> 01:29:50.174
two weeks ago that

1545
01:29:51.134 --> 01:29:54.994
this is the process, and that we needed

1546
01:29:55.054 --> 01:29:57.234
to follow the process or the code or

1547
01:29:59.474 --> 01:30:02.694
our own rules, and I

1548
01:30:03.434 --> 01:30:07.254
recognize and appreciate that. But if we

1549
01:30:07.294 --> 01:30:11.234
don't like that process and where it ends up leading

1550
01:30:11.354 --> 01:30:11.734
us,

1551
01:30:12.654 --> 01:30:16.154
I wonder if we should revisit that at some point,

1552
01:30:16.674 --> 01:30:20.394
where if someone wants to annex

1553
01:30:20.874 --> 01:30:24.194
and then rezone and then have a development agreement,

1554
01:30:24.694 --> 01:30:28.654
we need some sort of big picture to make sure that that

1555
01:30:28.754 --> 01:30:32.674
is following the comprehensive plan for

1556
01:30:32.734 --> 01:30:35.654
that location at the beginning.

1557
01:30:37.374 --> 01:30:37.954
True.

1558
01:30:38.014 --> 01:30:39.954
And I don't necessarily need a

1559
01:30:41.854 --> 01:30:45.734
discussion about that or an answer right now, but I guess

1560
01:30:45.814 --> 01:30:49.674
that's my request, that since this has

1561
01:30:49.714 --> 01:30:53.674
come up multiple times, and I don't think I've been the

1562
01:30:53.774 --> 01:30:57.654
only one... I was the only one that voted against this annexation.

1563
01:30:57.734 --> 01:31:01.694
I went back and looked. But I think two weeks ago, it

1564
01:31:01.734 --> 01:31:05.694
was kind of a general consensus that it felt a little

1565
01:31:05.734 --> 01:31:07.014
problematic when the

1566

01:31:08.834 --> 01:31:12.334
lawyer bro was like, "Just pass it." And

1567
01:31:14.074 --> 01:31:17.954
so I would just like us to perhaps have a future

1568
01:31:18.014 --> 01:31:19.154
conversation about that.

1569
01:31:19.174 --> 01:31:22.954
Yeah, I think that's also something we can incorporate into different types of

1570
01:31:22.994 --> 01:31:23.954
comp plan review.

1571
01:31:25.214 --> 01:31:25.454
Great.

1572
01:31:25.674 --> 01:31:29.522
The quick two anecdotes.In the case

1573
01:31:29.582 --> 01:31:30.742
of the current application,

1574
01:31:32.022 --> 01:31:35.162
separating it was extremely beneficial for them because

1575
01:31:35.682 --> 01:31:37.302
they had already

1576
01:31:38.122 --> 01:31:41.942
looked through the county regulations, because at the time they were still in the

1577
01:31:42.002 --> 01:31:45.882
county, as before they separated and came in with the annexation and

1578
01:31:45.942 --> 01:31:48.702
were working on their

1579
01:31:49.982 --> 01:31:53.962
plan with FEMA and working towards FEMA permits, all

1580
01:31:54.002 --> 01:31:57.922
looking at the county regulations that are significantly different than

1581
01:31:57.962 --> 01:32:01.722
what we would require. So having the annexation done

1582
01:32:01.762 --> 01:32:05.222
first allowed them to update all that

1583
01:32:05.262 --> 01:32:09.182
information to get a better understanding of what our rules are and what we are

1584
01:32:09.222 --> 01:32:13.182
wanting to see for that fill or regrading or,

1585
01:32:13.702 --> 01:32:17.102
they don't have specific permits into us yet, but I know that they did a lot of the

1586
01:32:17.122 --> 01:32:20.792
engineering under our code as a part of this

1587
01:32:20.802 --> 01:32:24.122
process up until their rezoning application to make sure it was

1588
01:32:24.142 --> 01:32:27.842
feasible, because our regulations are significantly different than the county

1589
01:32:27.902 --> 01:32:31.662
regulations in that regard. So for this specific application,

1590
01:32:32.022 --> 01:32:35.922
it was extremely beneficial to the applicant to separate and make sure

1591
01:32:35.962 --> 01:32:36.422
that they're

1592
01:32:37.322 --> 01:32:40.402
understanding our code before diving to the next step.

1593

01:32:41.522 --> 01:32:45.492
The other quick anecdote, I'm aware of the City

1594
01:32:45.562 --> 01:32:47.962
of Nampa does something similar to what you're

1595
01:32:49.002 --> 01:32:52.542
alluding to, of having all of the different

1596
01:32:52.762 --> 01:32:55.542
studies and plans and full comprehensive

1597
01:32:56.382 --> 01:33:00.282
look at everything prior to approving

1598
01:33:00.342 --> 01:33:03.482
even the very first part of it at the annexation level.

1599
01:33:03.802 --> 01:33:07.362
There's one applicant that I actually had an opportunity to meet and see the site.

1600
01:33:08.722 --> 01:33:11.702
And they had worked with the city for five years

1601
01:33:12.422 --> 01:33:16.382
on this development plan and project and all the studies and all

1602
01:33:16.402 --> 01:33:20.182
the engineering and a ton of money and a ton of time, five

1603
01:33:20.242 --> 01:33:24.142
years of staff and the applicant working together and going to a

1604
01:33:24.322 --> 01:33:26.702
number of public hearings, and it was denied.

1605
01:33:29.002 --> 01:33:29.462
So,

1606
01:33:31.022 --> 01:33:31.762
it goes both ways.

1607
01:33:33.382 --> 01:33:33.742
Thank you.

1608
01:33:34.342 --> 01:33:36.642
Yeah. Too bad.

1609
01:33:36.782 --> 01:33:38.302
I appreciate that.

1610
01:33:42.722 --> 01:33:43.622
And I guess

1611
01:33:47.562 --> 01:33:50.762
I also feel sometimes, like,

1612
01:33:55.562 --> 01:33:58.782
it's easier to convince in baby steps

1613
01:33:59.862 --> 01:34:03.462
and maybe the big

1614
01:34:03.502 --> 01:34:04.222
picture

1615
01:34:05.442 --> 01:34:08.602
wasn't what met the vision and criteria.

1616
01:34:09.422 --> 01:34:13.302
And I don't know exactly, and I'm not saying that about this,

1617
01:34:13.842 --> 01:34:14.702
but I

1618
01:34:15.682 --> 01:34:15.962
think,

1619
01:34:16.862 --> 01:34:20.402
particularly when we are annexing,

1620

01:34:21.242 --> 01:34:24.882
which means that a property is on the

1621
01:34:24.962 --> 01:34:28.482
fringe and we're rezoning,

1622
01:34:28.802 --> 01:34:32.622
which means that it is a change

1623
01:34:32.722 --> 01:34:33.162
from

1624
01:34:35.002 --> 01:34:38.982
our current situation and really our

1625
01:34:39.162 --> 01:34:43.082
current comprehensive plan, because that's where our zoning comes

1626
01:34:43.142 --> 01:34:46.642
from. I think we should be really, really

1627
01:34:46.782 --> 01:34:48.022
careful about

1628
01:34:50.142 --> 01:34:51.762
approval through baby steps.

1629
01:34:54.482 --> 01:34:56.902
We have some... I feel like there's some more discussion.

1630
01:34:56.962 --> 01:34:57.102
Yes.

1631
01:34:57.162 --> 01:35:00.562
Yeah. We have no more public comments. Do we have any other questions for staff?

1632
01:35:03.722 --> 01:35:04.342
Okay, thanks, Kim.

1633
01:35:04.502 --> 01:35:07.552
Yeah, wait for the applicant here to present before we open our floor for

1634
01:35:07.562 --> 01:35:08.362
discussion.

1635
01:35:08.402 --> 01:35:08.902
Oh, sorry.

1636
01:35:10.562 --> 01:35:11.062
Jumping ahead.

1637
01:35:13.482 --> 01:35:16.312
Okay, I'll just leave the mouse there for you and just scroll down to your slide.

1638
01:35:16.342 --> 01:35:17.722
Thank you.

1639
01:35:18.962 --> 01:35:20.422
Can Jake come sit beside me?

1640
01:35:20.502 --> 01:35:21.082
Yeah, of course.

1641
01:35:25.602 --> 01:35:26.012
Thank you so much.

1642
01:35:26.302 --> 01:35:27.922
You're welcome.

1643
01:35:27.962 --> 01:35:30.542
Good evening. Thank you, Mayor Prolich and council members for your time and

1644
01:35:30.582 --> 01:35:33.262
consideration of our application tonight. My name is Jerry Jones.

1645
01:35:33.282 --> 01:35:36.242
I'm with Montrose Development, and I'm here alongside with my business partner,

1646
01:35:36.302 --> 01:35:40.222
Jake Thurgie of Jacob Grant Capital, and Seth Anderson of Sage

1647

01:35:40.262 --> 01:35:43.802
Architecture. And on Zoom meeting tonight, we have Jen Zhang with Harmony

1648
01:35:43.842 --> 01:35:45.862
Engineering, if she's needed for questions.

1649
01:35:46.502 --> 01:35:49.881
I really appreciate the opportunity to present further and from what Kim has done

1650
01:35:49.902 --> 01:35:53.622
tonight. Just so you know, we'll be also available for any questions following

1651
01:35:53.762 --> 01:35:55.022
this and any public comment.

1652
01:35:55.982 --> 01:35:59.062
Also, thank you, staff, for all their hard work on our applications over the many

1653
01:35:59.122 --> 01:36:02.862
years, as well as Planning Commission for their recommendation and approval.

1654
01:36:03.562 --> 01:36:06.962
I did want to emphasize tonight that it is a framework discussion.

1655
01:36:07.482 --> 01:36:10.962
We don't have any building permits or layouts to ask for approval tonight.

1656
01:36:11.002 --> 01:36:14.532
I do have some to share, so that way we're actually being as transparent as

1657
01:36:14.542 --> 01:36:16.282
possible for what we do have today.

1658
01:36:16.342 --> 01:36:18.271
So I want to go through that in one of our slides

1659
01:36:19.482 --> 01:36:19.982
here in the future.

1660
01:36:21.262 --> 01:36:22.702
Okay. So let's see if I can do this again.

1661
01:36:22.802 --> 01:36:25.521
You should be able to scroll down. This is all in one row.

1662
01:36:25.602 --> 01:36:26.362
It's not the slides-

1663
01:36:26.382 --> 01:36:26.632
Oh, there it is

1664
01:36:26.632 --> 01:36:26.961
... yeah.

1665
01:36:28.182 --> 01:36:32.122
Okay, so slide two here. This is just about location and context. Let's see.

1666
01:36:33.282 --> 01:36:34.202
If I can look down further.

1667
01:36:34.422 --> 01:36:37.521
Do we have this, Kim? And if not, could you send it to us for reference later?

1668
01:36:37.582 --> 01:36:38.112
Yes, I can.

1669
01:36:38.112 --> 01:36:38.582
Thank you.

1670
01:36:42.622 --> 01:36:43.922
I'm just trying to scroll this here.

1671
01:36:46.262 --> 01:36:47.902
Sorry. It's been challenging.

1672
01:36:50.822 --> 01:36:51.242
That's the section.

1673
01:36:51.282 --> 01:36:52.342
There we go. Okay.

1674

01:36:54.622 --> 01:36:56.582
So you are very familiar with the site location.

1675
01:36:56.662 --> 01:37:00.632
It's a strategic location near civic amenities, transit, and

1676
01:37:00.682 --> 01:37:04.622
recreation. We're surrounded by comparable uses of

1677
01:37:04.642 --> 01:37:08.342
residential on two sides. We have the brewery, we have

1678
01:37:08.482 --> 01:37:11.582
parks, we have arena and trails access.

1679
01:37:12.402 --> 01:37:15.832
The position here is to create a walkable southern gateway into Victor.

1680
01:37:16.462 --> 01:37:20.062
And a key point here is this is where, from your comp plan and envision,

1681
01:37:20.162 --> 01:37:23.762
that growth naturally and logically belongs.

1682
01:37:28.282 --> 01:37:32.114
Zoning and compatibilityThe current zoning is the RC zone, which Kim

1683
01:37:32.234 --> 01:37:36.034
talked about. It's from the county holdover zone, and it does not match the

1684
01:37:36.094 --> 01:37:39.754
long-term vision of the city. The RM-2 and the CX

1685
01:37:39.834 --> 01:37:43.654
creates appropriate transitions between the highway corridor

1686
01:37:43.734 --> 01:37:47.234
and the neighborhoods, and it's aligned with the existing surrounding developments

1687
01:37:47.414 --> 01:37:50.834
patterns. And I will show after this

1688
01:37:50.874 --> 01:37:54.774
presentation a slide that I do have that is an excerpt from the comp plan

1689
01:37:54.814 --> 01:37:58.484
that talks about the approval of zones that can be put in the employment

1690
01:37:58.554 --> 01:38:02.094
district. Which makes this consistent with

1691
01:38:02.474 --> 01:38:05.173
the comp plan and the direction of council at that time.

1692
01:38:07.854 --> 01:38:10.464
Conceptual layout and master plan here.

1693
01:38:11.774 --> 01:38:15.234
With our application, this shows a high-level concept of what could come in the

1694
01:38:15.274 --> 01:38:18.574
future with the proper right of way and the proper parcel layouts.

1695
01:38:19.454 --> 01:38:23.364
Market Street creates an internal access through future connectivity.

1696
01:38:23.874 --> 01:38:27.554
As Kim alluded to, this was something that was not part of our plan, but it was a

1697
01:38:27.614 --> 01:38:31.354
strong ask of the city so that we make sure that proper development flow can

1698
01:38:31.374 --> 01:38:34.734
head to the northwest at whatever time that moves forward.

1699
01:38:34.794 --> 01:38:38.074
So, through much discussion, we were able

1700
01:38:38.134 --> 01:38:41.034
to match that and work that into our program.

1701

01:38:42.474 --> 01:38:45.174
There's no direct access off of Highway 33,

1702
01:38:46.194 --> 01:38:47.774
which makes it safer and more intentional.

1703
01:38:48.674 --> 01:38:52.484
The commercial near Baseline and residential along the highway frontage, and

1704
01:38:52.534 --> 01:38:54.324
this really tries to emphasize

1705
01:38:55.194 --> 01:38:59.034
not just housing, but some open space, some trail corridors, integrating

1706
01:38:59.094 --> 01:39:02.764
into the layout and welcoming other areas, not just being

1707
01:39:02.774 --> 01:39:03.994
inclusive of this property.

1708
01:39:08.574 --> 01:39:11.894
Conceptual building forms. So, this is some potential building programs.

1709
01:39:12.494 --> 01:39:14.294
Although it's not part of our ask tonight,

1710
01:39:15.094 --> 01:39:18.454
here's what it could look like and what could be coming here in the future should

1711
01:39:18.514 --> 01:39:22.434
zoning and the plat happen. It's just a mix of two and

1712
01:39:22.494 --> 01:39:26.074
three-story buildings, consistent with Victor's scale and surrounding areas.

1713
01:39:26.634 --> 01:39:29.814
We have a mix of apartments, townhomes, and small retail.

1714
01:39:30.294 --> 01:39:33.634
The small retail is probably somewhere just under 7,000 square feet.

1715
01:39:34.234 --> 01:39:36.594
And then this would be a phased development over time.

1716
01:39:37.214 --> 01:39:40.754
The reason why we're here today talking about this, and maybe to address

1717
01:39:40.994 --> 01:39:44.914
Councilor Ross' conversation, is two years ago I was here, and what I

1718
01:39:44.954 --> 01:39:47.974
heard from this room was this is too much, too big, too fast.

1719
01:39:48.554 --> 01:39:52.054
So that's why we tried to do a systematic approach to say, "Okay,

1720
01:39:52.614 --> 01:39:56.494
recognizing that this is too big, too much, too fast, how do we go through

1721
01:39:56.534 --> 01:40:00.094
this incrementally?" And so that's really the heart and intent of why we tried

1722
01:40:00.134 --> 01:40:03.964
to take that under consideration, go through this in a way that

1723
01:40:04.454 --> 01:40:06.314
works for both sides, works for everybody.

1724
01:40:06.754 --> 01:40:10.494
And so when I show these buildings, we don't know how many

1725
01:40:10.554 --> 01:40:14.374
buildings would go first. We don't know if this would be one or two buildings, but

1726
01:40:14.434 --> 01:40:14.574
we

1727
01:40:15.534 --> 01:40:19.234
see this now as something that could be a development over three, four,

1728

01:40:19.394 --> 01:40:22.554
five, six years, whatever the market would bear, versus just building it and

1729
01:40:22.914 --> 01:40:24.614
wishing, asking for them to come.

1730
01:40:30.254 --> 01:40:33.714
This is really the nuts and bolts of the application tonight. It's a short plat.

1731
01:40:34.274 --> 01:40:36.334
It's a kind of technical nature of the ask.

1732
01:40:36.434 --> 01:40:37.974
It creates two developable lots,

1733
01:40:38.854 --> 01:40:42.754
two large open space tracks, and a right of way dedication for

1734
01:40:42.794 --> 01:40:46.174
the through street, as well as a pretty extensive right of way dedication on

1735
01:40:46.254 --> 01:40:46.754
Baseline.

1736
01:40:48.114 --> 01:40:51.964
This is a pretty clean land plan where we have just two zones,

1737
01:40:52.414 --> 01:40:55.634
one on the northeast side and one on the southwest side.

1738
01:40:56.374 --> 01:40:58.004
And then we have open space,

1739
01:40:58.894 --> 01:41:00.714
which is lot two on the top. And

1740
01:41:01.834 --> 01:41:05.204
we're going to work collaboratively with Grand Teton Brewery to really come up with

1741
01:41:05.204 --> 01:41:08.884
a nice gathering spot, maybe a little small amphitheater

1742
01:41:09.134 --> 01:41:12.224
where people can stand and sing and people can get excited about really

1743
01:41:12.254 --> 01:41:15.674
collaborating and coming there first before maybe they venture out on their bike

1744
01:41:15.734 --> 01:41:19.604
trails or venture out on the Nordic tracks that are coming in or venture over to

1745
01:41:19.614 --> 01:41:22.354
the hockey rink. So we're really excited about that.

1746
01:41:23.294 --> 01:41:26.254
It's really set up for long-term functionality and connectivity as well.

1747
01:41:26.814 --> 01:41:30.244
So if there's only one building that's built at first, you can progressively

1748
01:41:30.314 --> 01:41:33.374
build other buildings down the road as the market bears.

1749
01:41:35.914 --> 01:41:38.494
When I talk about open spaces and trails, this is a little bit more color, a little

1750
01:41:38.534 --> 01:41:42.374
bit better, more playful approach to that versus just the technical

1751
01:41:42.434 --> 01:41:43.194
nature of the plat.

1752
01:41:44.214 --> 01:41:48.064
So the common area park circle up there, that's what I was talking about, where

1753
01:41:48.134 --> 01:41:50.424
that there will be no structure, there'll be no building on there, and we're

1754
01:41:50.454 --> 01:41:53.834
working with some collaborative cross-agreements with Grand Teton Brewery for that.

1755

01:41:54.654 --> 01:41:58.604
Then in the next portion, just south of that in the CX zone, that's

1756
01:41:58.614 --> 01:42:02.214
where we'll have some mixed use, some very walkable type retail that could

1757
01:42:02.314 --> 01:42:05.334
collaborate in with the brewery and also collaborate with the

1758
01:42:05.774 --> 01:42:09.754
intersection of Baseline. Then you have on the other side of Market Street, that's

1759
01:42:09.764 --> 01:42:12.374
where townhomes would go and some apartments along Baseline.

1760
01:42:13.374 --> 01:42:16.554
Then the buffer tracks between Highway 33, we're working with

1761
01:42:17.434 --> 01:42:21.254
TD Tap on what could come for some pathways through there.

1762
01:42:21.614 --> 01:42:24.814
Most of my conversations with them have been really excited about the

1763
01:42:24.874 --> 01:42:28.864
undercrossing and some safer realignment of that to make

1764
01:42:28.914 --> 01:42:32.034
sure that there's not just a quick air bent turn in there as people are riding

1765
01:42:32.054 --> 01:42:33.234
their bikes through in and out of there.

1766
01:42:33.314 --> 01:42:36.994
So we've enjoyed several conversations over the last probably six

1767
01:42:37.074 --> 01:42:38.214
months, and I think

1768
01:42:39.034 --> 01:42:42.794
this would just be another important connection of that

1769
01:42:43.374 --> 01:42:44.794
all the way into the commuter station.

1770
01:42:47.474 --> 01:42:48.804
Can I ask a quick question on that?

1771
01:42:48.914 --> 01:42:50.294
Sure. I've got a couple more slides.

1772
01:42:50.414 --> 01:42:51.594
I don't know if this is the right time. Go back one.

1773
01:42:51.614 --> 01:42:52.214
Go back up? Sure.

1774
01:42:52.974 --> 01:42:55.614
So on the land use map that's in our comp plan,

1775
01:42:56.834 --> 01:42:58.574
we're just looking at these little triangles.

1776
01:43:00.074 --> 01:43:04.054
Where the circle is at the top right corner as I'm looking at it,

1777
01:43:05.874 --> 01:43:09.374
that looks like the part that's zoned deployment right now,

1778
01:43:10.054 --> 01:43:13.654
that amount of the space. Where is that line of where

1779
01:43:15.514 --> 01:43:17.834
it's zoned right now? Or not zoned, but-

1780
01:43:18.554 --> 01:43:18.994
Comp plan?

1781
01:43:19.574 --> 01:43:20.074
Yeah. Where-

1782

01:43:20.134 --> 01:43:24.054
So the comp plan designation through here without the floodplain would've been

1783
01:43:24.154 --> 01:43:25.274
EMP, right? Employment.

1784
01:43:26.194 --> 01:43:28.853
But just that little corner of the triangle, right?

1785
01:43:29.234 --> 01:43:30.024
I think that-

1786
01:43:30.054 --> 01:43:31.354
And then the rest is open space?

1787
01:43:31.394 --> 01:43:35.274
There was a representation of where that line was based upon

1788
01:43:35.314 --> 01:43:38.834
what the floodplain map showed. I don't have that on here to see where that is, but

1789
01:43:38.894 --> 01:43:41.274
it's probably generally in that

1790
01:43:41.334 --> 01:43:45.174
area.I think Kim did a good

1791
01:43:45.214 --> 01:43:47.164
job explaining within your comp-

1792
01:43:47.164 --> 01:43:49.454
So the floodplain went up to that little corner?

1793
01:43:50.254 --> 01:43:52.554
Yeah, there was a lot of this that had floodplain in it.

1794
01:43:52.594 --> 01:43:54.934
The rest of it was in with EMP.

1795
01:43:56.414 --> 01:43:56.424
Okay.

1796
01:43:56.454 --> 01:43:57.394
The employment designation.

1797
01:44:01.014 --> 01:44:01.774
And then

1798
01:44:02.894 --> 01:44:06.754
on transportation, this is our transportation analysis that we compared to the comp

1799
01:44:06.794 --> 01:44:09.574
plan. That's the two bar graphs on the far right.

1800
01:44:09.654 --> 01:44:12.894
Your comp plan showed up to 180 PM peak hour trips.

1801
01:44:13.594 --> 01:44:17.414
This, at potential full build-out many years from now, which we've talked about,

1802
01:44:18.034 --> 01:44:21.744
shows about half of that. So when we talk about transportation

1803
01:44:21.814 --> 01:44:25.214
impacts, I think this is far less than what would've ever been

1804
01:44:25.254 --> 01:44:29.154
assumed in the TSP that was done and what

1805
01:44:29.454 --> 01:44:31.394
Idaho DOTs also

1806
01:44:32.514 --> 01:44:34.974
reports when they did the baseline intersection as well.

1807
01:44:39.474 --> 01:44:42.174
Utilities and floodplain. Utilities have all been coordinated.

1808
01:44:42.334 --> 01:44:44.814
There's no unusual infrastructure that's required here.

1809

01:44:46.124 --> 01:44:48.984
There's no wetlands or sensitive overlays identified.

1810
01:44:49.614 --> 01:44:53.154
We have been working with FEMA, and we do have an approved CLOMR,

1811
01:44:53.574 --> 01:44:56.714
conditional letter of map revision, in hand.

1812
01:44:57.054 --> 01:44:58.914
We actually went to the county after that.

1813
01:44:58.954 --> 01:45:02.794
We got it paid for and got a county grading permit in hand as well.

1814
01:45:03.314 --> 01:45:07.234
And then we just started talking, and the city explained to us some of the

1815
01:45:07.314 --> 01:45:10.334
different city rules versus the county rules.

1816
01:45:10.354 --> 01:45:13.744
And I think the heart was, "Hey, if you go through this, you have full approval to,

1817
01:45:14.104 --> 01:45:15.854
but it's not what the city's going to want.

1818
01:45:16.474 --> 01:45:20.114
Yes, you can do it, but you probably should maybe talk with us about doing it the

1819
01:45:20.174 --> 01:45:22.774
city way if you're going to be coming to talk with the city." And I was like, "I

1820
01:45:22.814 --> 01:45:26.534
didn't understand that." I took full weight of that and understood that from Jeremy

1821
01:45:26.554 --> 01:45:30.314
and Kim. I said, "Yes, you're absolutely right." So even though maybe at the

1822
01:45:30.334 --> 01:45:34.014
detriment of our own time and our own pocketbook, we put that on hold,

1823
01:45:34.334 --> 01:45:38.004
so that way we could then come through our processes with FEMA through the city,

1824
01:45:38.994 --> 01:45:41.774
which would take then all of our processes through the city, and some at the

1825
01:45:41.874 --> 01:45:43.844
county, and some at the city.

1826
01:45:46.494 --> 01:45:49.574
So with that, the project meets all the environmental and service capacity

1827
01:45:49.654 --> 01:45:50.314
criteria.

1828
01:45:52.414 --> 01:45:53.474
Comp plan alignment.

1829
01:45:56.834 --> 01:45:58.334
So I think this might be what you're talking about.

1830
01:45:58.374 --> 01:46:01.514
You can see the comp plan right here with the red star kind of takes up most of the

1831
01:46:01.534 --> 01:46:03.314
green, but you can see the

1832
01:46:04.374 --> 01:46:08.314
green EMP employ-- or sorry, the purple EMP employment.

1833
01:46:08.874 --> 01:46:12.714
That's over half of the

1834
01:46:12.754 --> 01:46:14.434
CX zone that we're proposing.

1835
01:46:15.434 --> 01:46:16.554
You can see that line that goes through there.

1836

01:46:16.654 --> 01:46:19.394
And these are general lines when these comp plans are. We all know that.

1837
01:46:19.414 --> 01:46:21.314
There's no property that goes through there.

1838
01:46:22.114 --> 01:46:22.314
So-

1839
01:46:22.994 --> 01:46:23.274
Can you,

1840
01:46:24.274 --> 01:46:25.814
the entire triangle-

1841
01:46:26.114 --> 01:46:26.454
Mm-hmm.

1842
01:46:26.614 --> 01:46:27.974
-starts at...

1843
01:46:29.034 --> 01:46:31.454
I guess I'm kind of confused. Isn't the star the triangle?

1844
01:46:31.474 --> 01:46:32.594
The star is the triangle.

1845
01:46:32.834 --> 01:46:33.034
Yeah.

1846
01:46:33.074 --> 01:46:33.174
Yes.

1847
01:46:33.214 --> 01:46:36.434
So it is the purple, and the purple's in that top corner.

1848
01:46:36.514 --> 01:46:36.834
Correct.

1849
01:46:37.494 --> 01:46:37.753
Yeah.

1850
01:46:38.054 --> 01:46:38.533
Yeah.

1851
01:46:38.634 --> 01:46:42.284
And at the very top of the corner is where you're proposing the

1852
01:46:43.334 --> 01:46:43.954
open space.

1853
01:46:44.574 --> 01:46:48.334
Yeah. That's the collaboration, the gathering spot with Granton Comedy.

1854
01:46:50.434 --> 01:46:53.774
And we have the rest as green space in the comp plan?

1855
01:46:54.114 --> 01:46:55.834
The rest was listed as open space-

1856
01:46:56.114 --> 01:46:56.123
Open space

1857
01:46:56.123 --> 01:46:57.514
... due to the FEMA floodplain.

1858
01:46:57.654 --> 01:46:57.683
Mm-hmm.

1859
01:46:58.084 --> 01:47:01.554
And I think Kim did a great job explaining why those areas of open space.

1860
01:47:01.994 --> 01:47:03.674
Other areas

1861
01:47:04.554 --> 01:47:07.494
within the city around here as well have also been able to get that designation

1862
01:47:07.534 --> 01:47:11.454
listed once they had the FEMA floodplain rise up.

1863

01:47:11.514 --> 01:47:14.934
No additional rise, but brought up to grade outside the FEMA floodplain, and then

1864
01:47:14.974 --> 01:47:16.394
we were able to develop and rezone.

1865
01:47:17.554 --> 01:47:21.134
It's different. I think I've been in other areas where people think the FEMA

1866
01:47:21.274 --> 01:47:25.054
floodplain is a waterway or a wetland, right?

1867
01:47:25.094 --> 01:47:28.954
This is not a mapped waterway. There's not a creek, a wetland.

1868
01:47:29.334 --> 01:47:33.274
It's a floodplain, right? So it's used or reserved for floodplain.

1869
01:47:33.683 --> 01:47:37.514
And so I think that's one of the confusions that I've had in other areas, so I just

1870
01:47:37.574 --> 01:47:40.354
wanted to kind of throw that out there as well.

1871
01:47:41.454 --> 01:47:43.454
Also with the comp plan, our uses,

1872
01:47:44.854 --> 01:47:48.504
what I would say are compelling and directly aligned with Re-Envision Victor and

1873
01:47:48.534 --> 01:47:50.674
all the land use designations from your comp plan.

1874
01:47:51.014 --> 01:47:54.454
So I'm happy to report that we are exactly in line with what was asked of that

1875
01:47:54.494 --> 01:47:58.294
plan. This supports employment. It supports the housing

1876
01:47:58.334 --> 01:48:01.834
node concept that's also referenced in Envision Victor.

1877
01:48:02.214 --> 01:48:05.964
Our densities are 8 to 16 per unit, which is consistent with the

1878
01:48:06.014 --> 01:48:08.034
plan. It's on the lower end there. And then

1879
01:48:08.874 --> 01:48:10.174
our plan will include,

1880
01:48:11.174 --> 01:48:14.864
which we're self-conditioning to 12.5% of workforce housing,

1881
01:48:15.594 --> 01:48:17.834
which is above the minimum by about

1882
01:48:18.974 --> 01:48:19.714
25%.

1883
01:48:20.854 --> 01:48:24.314
Wait. 12.5 versus the 10?

1884
01:48:24.354 --> 01:48:24.994
Versus the 10.

1885
01:48:27.314 --> 01:48:30.734
So 25% above the minimum.

1886
01:48:30.794 --> 01:48:31.054
Correct.

1887
01:48:32.744 --> 01:48:32.744
Yeah.

1888
01:48:32.774 --> 01:48:35.934
Which is not the same as 25%.

1889
01:48:35.974 --> 01:48:38.314
Of the whole. Yeah. No, I'm sorry if it came out that way.

1890

01:48:38.354 --> 01:48:39.094
I was just trying to think about-

1891
01:48:39.124 --> 01:48:39.454
No, I just-

1892
01:48:39.654 --> 01:48:40.494
An increase of.

1893
01:48:40.714 --> 01:48:42.134
As the math person-

1894
01:48:42.254 --> 01:48:43.454
Sure. I pick up on that

1895
01:48:43.554 --> 01:48:47.374
... a percent increase and percent decrease is not always intuitive.

1896
01:48:47.534 --> 01:48:47.794
Sure.

1897
01:48:52.214 --> 01:48:56.054
Community benefits, this is addressing the housing shortage that's been put in the

1898
01:48:56.094 --> 01:48:59.774
housing needs analysis and also providing a diverse product type with three

1899
01:48:59.834 --> 01:49:03.754
different types. It supports the local economy with some small-scale retail.

1900
01:49:03.794 --> 01:49:06.454
We see some of those may be even as two and 300 size,

1901
01:49:07.254 --> 01:49:11.014
maybe maker spaces for folks that are looking for small retail.

1902
01:49:11.134 --> 01:49:15.074
It creates needed gathering spaces to bring people

1903
01:49:15.114 --> 01:49:18.354
in from all the neighboring areas and strengthens community fabric.

1904
01:49:19.314 --> 01:49:23.134
We believe this will improve the connectivity and infrastructure of the tax

1905
01:49:23.194 --> 01:49:26.724
base through maybe potential urban renewal, but we know that that's still up on the

1906
01:49:26.794 --> 01:49:27.054
table.

1907
01:49:29.074 --> 01:49:30.334
Our next steps.

1908
01:49:32.454 --> 01:49:36.414
So tonight, we're looking to establish zoning, framework, and the right of way.

1909
01:49:37.234 --> 01:49:41.214
What that'll allow us to do will be to go back to our capital partners to

1910
01:49:41.254 --> 01:49:44.814
say, "Yes, this is now something that's more real, that we can start to move

1911
01:49:44.834 --> 01:49:48.794
forward on a development plan that we can go pitch to the City of Victor as well."

1912
01:49:49.154 --> 01:49:50.144
Also, do some

1913
01:49:51.134 --> 01:49:54.764
more market analysis from today. I think that's what I heard loud and clear almost

1914
01:49:55.014 --> 01:49:57.874
a year and a half ago as well, is like you need to have market analysis from the

1915
01:49:57.914 --> 01:50:01.554
time you get closer to construction versus the time of land use.

1916
01:50:01.854 --> 01:50:02.834
I agreed with that.

1917

01:50:03.514 --> 01:50:05.634
So this will allow us to have

1918
01:50:07.534 --> 01:50:10.834
a better pitch to capital partners to say, "Yes, this is closer.

1919
01:50:11.374 --> 01:50:13.294
Now that we have the zoning, we know the parcels.

1920
01:50:13.894 --> 01:50:17.774
Here's what we can do, and have one, two, three building first year, or

1921
01:50:17.874 --> 01:50:20.714
one building first year, whatever the market bears or whatever the market analysis

1922
01:50:20.774 --> 01:50:22.354
that we can pay for and get."

1923
01:50:23.334 --> 01:50:23.934
Also tonight,

1924
01:50:25.894 --> 01:50:28.934
the next phases will be much more detailed with design, engineering, and

1925
01:50:28.974 --> 01:50:32.694
architecture all coming through the city, so the city will have its continued

1926
01:50:32.734 --> 01:50:34.774
oversight for all those future approvals.

1927
01:50:35.394 --> 01:50:38.434
And then we don't know what that phase delivery might look like.

1928
01:50:38.674 --> 01:50:40.574
We don't want to say that we're going to build it all.

1929
01:50:41.084 --> 01:50:43.734
I don't want to say we're only going to build four units, right?

1930
01:50:44.034 --> 01:50:47.674
We want to do the market studies that this zoning will, and this

1931
01:50:47.734 --> 01:50:51.434
configuration of these layouts will allow us to really

1932
01:50:51.474 --> 01:50:55.234
conclude what's best, from that standpoint, to come back here

1933
01:50:55.274 --> 01:50:55.594
next.

1934
01:50:57.154 --> 01:50:57.884
So in closing,

1935
01:50:59.834 --> 01:51:03.294
I want to reiterate this is the right project and the right location for all of the

1936
01:51:03.334 --> 01:51:04.874
work that the city has done ahead of us.

1937
01:51:05.394 --> 01:51:09.134
It aligns with the city vision, future infrastructure, and community needs.

1938
01:51:09.774 --> 01:51:11.814
We have met all of the approval criteria.

1939
01:51:12.614 --> 01:51:16.094
I've read through the staff report, and I agree with the findings and the proposed

1940
01:51:16.134 --> 01:51:19.254
conditions. We are okay in accepting of that, and we

1941
01:51:19.434 --> 01:51:22.874
respectfully request approval of the zone

1942
01:51:22.954 --> 01:51:26.934
change and short plat tonight. With that, I can say thank you

1943
01:51:26.994 --> 01:51:29.714
very much for your time and attention and just be ready for any questions.

1944

01:51:30.794 --> 01:51:31.294
Thank you.

1945
01:51:33.054 --> 01:51:34.774
I've said that, so I will kick it off, I guess.

1946
01:51:34.894 --> 01:51:35.144
Sure.

1947
01:51:35.274 --> 01:51:36.274
I know at one point-

1948
01:51:38.634 --> 01:51:40.164
Should we... What are we doing?

1949
01:51:40.164 --> 01:51:40.814
Public comment's next.

1950
01:51:40.934 --> 01:51:41.174
Okay.

1951
01:51:43.594 --> 01:51:45.034
So are we asking questions?

1952
01:51:45.114 --> 01:51:46.994
We ask questions of the applicant now.

1953
01:51:47.054 --> 01:51:47.274
Okay.

1954
01:51:47.284 --> 01:51:47.784
And then we open it up to public comment, yeah.

1955
01:51:47.814 --> 01:51:49.754
I was just clarifying. Thank you.

1956
01:51:50.754 --> 01:51:54.674
At one point, the brewery was kind of like, "What's going on here?" Can you speak a

1957
01:51:54.714 --> 01:51:57.434
little bit about the work you've done with the brewery?

1958
01:51:59.034 --> 01:52:02.044
Because when I talked to the brewery folks, they seem to be really excited about

1959
01:52:02.074 --> 01:52:05.234
this now. So can you just give a little history there?

1960
01:52:05.814 --> 01:52:08.054
I'm going to pitch that over to Jake.

1961
01:52:08.094 --> 01:52:08.754
Perfect. Jake.

1962
01:52:08.814 --> 01:52:08.914
So-

1963
01:52:09.334 --> 01:52:13.274
And who was invited to your public meeting, and what was the result of that

1964
01:52:13.334 --> 01:52:14.974
like? Who came, and which people were-

1965
01:52:15.094 --> 01:52:15.274
Sure. Sure,

1966
01:52:16.354 --> 01:52:18.354
I can answer those questions as well.

1967
01:52:19.054 --> 01:52:19.854
I think

1968
01:52:21.354 --> 01:52:24.934
what I'd like to speak to, not just the question about how we've

1969
01:52:24.974 --> 01:52:28.854
collaborated with the Verbockers, but also how we've looked for

1970
01:52:28.934 --> 01:52:32.494
collaboration or communication from the entire community.

1971

01:52:33.934 --> 01:52:37.794
Neighbors, other developers in the area, et cetera.

1972
01:52:38.374 --> 01:52:42.094
So Chris Verbocker is kind of the operator over there

1973
01:52:42.174 --> 01:52:45.574
right now. Steve is the owner, his father.

1974
01:52:47.774 --> 01:52:51.314
I've met with Chris and Steve on multiple occasions.

1975
01:52:51.434 --> 01:52:53.574
I spent some time up at Steve's place

1976
01:52:54.814 --> 01:52:55.474
over in

1977
01:52:57.054 --> 01:52:57.774
Alta,

1978
01:52:59.234 --> 01:53:02.654
sitting down with he and his wife, talking a little bit about

1979
01:53:03.174 --> 01:53:05.474
what he would like to see.

1980
01:53:06.354 --> 01:53:09.554
When we put the original plan in, he actually spoke against it.

1981
01:53:10.024 --> 01:53:10.024
Okay.

1982
01:53:10.054 --> 01:53:13.594
The reason he spoke against it is because he was worried

1983
01:53:13.654 --> 01:53:14.114
about

1984
01:53:15.614 --> 01:53:16.294
some of the

1985
01:53:17.814 --> 01:53:21.314
work that they do could potentially interfere with a

1986
01:53:21.334 --> 01:53:24.984
residential experience. So we got together and

1987
01:53:25.134 --> 01:53:28.914
started to rethink that. The other thing that he brought up concern about

1988
01:53:29.054 --> 01:53:32.774
is people go out on his back patio, and they like the

1989
01:53:32.834 --> 01:53:33.134
view.

1990
01:53:34.214 --> 01:53:34.354
And

1991
01:53:35.514 --> 01:53:39.314
that's something that came from the city as well, was let's talk about,

1992
01:53:40.014 --> 01:53:42.294
I'm not going to use the right words, but viewshed.

1993
01:53:42.304 --> 01:53:43.474
Viewshed corridor. Viewshed, yeah.

1994
01:53:43.484 --> 01:53:44.094
Viewshed corridor.

1995
01:53:44.294 --> 01:53:44.554
It's in the snowball right there.

1996
01:53:44.594 --> 01:53:48.174
And so we've been talking and thinking about this common

1997
01:53:48.354 --> 01:53:51.214
area as protecting it as a viewshed.

1998

01:53:51.574 --> 01:53:55.163
And if you kind of consider what the brewery's doing,

1999
01:53:55.314 --> 01:53:57.274
it feels like a park.

2000
01:53:58.534 --> 01:54:02.504
We have proposed and talked with the Verbockers about extending

2001
01:54:02.504 --> 01:54:06.354
the park. He also asked for, "Hey, would you guys

2002
01:54:06.394 --> 01:54:10.254
consider doing commercial space?" We had not originally

2003
01:54:10.314 --> 01:54:11.994
planned on doing commercial space.

2004
01:54:12.594 --> 01:54:16.494
So other communications or other collaborations we had from people

2005
01:54:16.574 --> 01:54:19.594
are we don't want to be

2006
01:54:20.214 --> 01:54:22.814
a bedroom community for Jackson. We

2007
01:54:22.894 --> 01:54:26.374
want our own. We are

2008
01:54:26.414 --> 01:54:27.054
ourselves.

2009
01:54:27.234 --> 01:54:27.414
Mm-hmm.

2010
01:54:27.714 --> 01:54:31.694
And so one of the things that was talked about by the Verbockers is, "Hey,

2011
01:54:32.114 --> 01:54:35.934
we want commercial space." And as we started to

2012
01:54:36.034 --> 01:54:39.374
integrate some other feedback that we had, we said, "All right.

2013
01:54:40.874 --> 01:54:44.704
When you build this commercial space, it's

2014
01:54:44.734 --> 01:54:48.694
expensive." And so I wanted it approachable for local

2015
01:54:48.974 --> 01:54:52.494
people in Victor, local entrepreneurs in Victor,

2016
01:54:52.954 --> 01:54:56.614
which means we want to have small

2017
01:54:56.714 --> 01:54:57.374
footprints.

2018
01:54:58.474 --> 01:55:01.174
When you rent commercial space, it's by the square foot.

2019
01:55:01.794 --> 01:55:05.214
If we can keep that square footage small, we can keep it very

2020
01:55:05.274 --> 01:55:07.574
approachable for local entrepreneurs.

2021
01:55:08.034 --> 01:55:11.714
If we have local entrepreneurs, I'm envisioning this outdoor

2022
01:55:11.914 --> 01:55:15.474
space that also has maybe a pizza shop,

2023
01:55:15.694 --> 01:55:17.674
maybe a bakery, maybe

2024
01:55:18.694 --> 01:55:22.394
local entrepreneurs that can make use of the outdoor

2025

01:55:22.514 --> 01:55:26.474
space and the commercial space in the wintertime, depending on

2026
01:55:26.514 --> 01:55:28.814
what kind of business they do. So the short

2027
01:55:29.914 --> 01:55:32.754
answer to that is yes, we have been collaborating with them.

2028
01:55:33.114 --> 01:55:36.974
We've also talked a lot to Larry Tull, and

2029
01:55:37.014 --> 01:55:40.014
taken into consideration that development.

2030
01:55:40.534 --> 01:55:44.254
Larry Tull has a lot of good input on place making

2031
01:55:44.574 --> 01:55:48.514
and community building and thinking about space in a way where

2032
01:55:48.594 --> 01:55:52.104
we're increasing and maximizing walkability, and

2033
01:55:52.234 --> 01:55:54.954
so these are places people gather.

2034
01:55:54.964 --> 01:55:58.474
That is a place that I envision

2035
01:55:58.514 --> 01:56:01.884
people getting together, collaborating, and

2036
01:56:01.934 --> 01:56:05.514
enjoying each other's services. It's also a cool place

2037
01:56:05.834 --> 01:56:09.674
that we could grab people that are

2038
01:56:09.714 --> 01:56:13.594
tourists going past that may want to participate in

2039
01:56:13.634 --> 01:56:15.918
that as well. SoThanks.

2040
01:56:17.138 --> 01:56:18.767
Did anybody come to the community meeting?

2041
01:56:18.818 --> 01:56:20.778
Oh, yes. That was a question.

2042
01:56:20.978 --> 01:56:22.438
I got one more question when you answered that.

2043
01:56:22.498 --> 01:56:25.278
Okay. So we did do that community meeting.

2044
01:56:25.738 --> 01:56:25.978
I

2045
01:56:28.018 --> 01:56:31.738
might differ to you on a number, but I'm guessing there was about five or 10 people

2046
01:56:31.798 --> 01:56:32.058
there.

2047
01:56:33.338 --> 01:56:35.658
I talked specifically with,

2048
01:56:36.518 --> 01:56:39.138
I would say, five people who had questions.

2049
01:56:39.618 --> 01:56:43.518
We had posters and things like that

2050
01:56:43.918 --> 01:56:47.878
so people could ask questions and get an idea of what

2051
01:56:47.958 --> 01:56:51.918
it could be. It's really nice to be out there in the space, and then

2052

01:56:51.958 --> 01:56:55.418
you can start to describe it. You can start to feel it.

2053
01:56:55.538 --> 01:56:57.578
You can start to envision it.

2054
01:56:59.078 --> 01:57:02.918
On the retail front, I get calls pretty much weekly from people looking

2055
01:57:02.998 --> 01:57:04.158
for retail in Victor,

2056
01:57:05.158 --> 01:57:08.898
with small ideas to medium-sized ideas, a couple large scale

2057
01:57:08.938 --> 01:57:09.378
ideas.

2058
01:57:10.178 --> 01:57:13.178
I know you mentioned you wanted your footprint kind of small, and

2059
01:57:14.038 --> 01:57:17.538
some of the unique concepts that people are thinking about are here in the valley

2060
01:57:17.598 --> 01:57:19.558
just to serve the community.

2061
01:57:21.118 --> 01:57:24.018
But really, it's funny how it aligns.

2062
01:57:24.058 --> 01:57:26.818
They wanted an outdoor space, like a gathering space, so they could do different

2063
01:57:26.918 --> 01:57:28.938
functions within their retail space.

2064
01:57:30.818 --> 01:57:34.478
If there's an opportunity where you guys get far enough down the road to where you

2065
01:57:34.658 --> 01:57:38.568
have more of a concept plan or a phased

2066
01:57:38.618 --> 01:57:39.118
approach,

2067
01:57:40.038 --> 01:57:43.578
are you willing to talk to people that might want a little bit larger retail space,

2068
01:57:43.678 --> 01:57:47.658
so to combine spaces or something like that, if they already have a vision

2069
01:57:47.718 --> 01:57:48.708
and they're just looking for-

2070
01:57:49.518 --> 01:57:53.498
So I hope I've demonstrated that I am absolutely

2071
01:57:53.698 --> 01:57:55.098
here to collaborate.

2072
01:57:55.528 --> 01:57:55.528
Yep.

2073
01:57:55.538 --> 01:57:57.198
And I would say yes.

2074
01:57:58.378 --> 01:58:02.218
To me, making, creating what the community and what specifically

2075
01:58:02.258 --> 01:58:03.638
community members want,

2076
01:58:04.698 --> 01:58:06.598
that's why we're here.

2077
01:58:06.638 --> 01:58:08.718
Mm-hmm. Yep. And that's the main feedback.

2078
01:58:08.938 --> 01:58:09.918
The highway corridor,

2079

01:58:11.158 --> 01:58:12.818
close to outdoor space, connectivity,

2080
01:58:13.718 --> 01:58:14.458
mixed use.

2081
01:58:14.858 --> 01:58:18.438
If I could add to that, too. On the architecture itself, those retail

2082
01:58:18.498 --> 01:58:20.118
spaces could be combined-

2083
01:58:20.138 --> 01:58:20.728
That's what I was thinking

2084
01:58:20.728 --> 01:58:23.877
... and divided. There would be flexibility in the way those are set up.

2085
01:58:23.898 --> 01:58:24.618
Okay. Thank you.

2086
01:58:24.918 --> 01:58:26.037
Yeah.

2087
01:58:26.078 --> 01:58:29.418
The traffic plan, was that something you guys did internally, or

2088
01:58:29.998 --> 01:58:32.378
we didn't require a traffic plan?

2089
01:58:33.238 --> 01:58:36.618
It wasn't required, but we did a memo update

2090
01:58:36.678 --> 01:58:40.218
because Idaho DOT did a full traffic analysis for their

2091
01:58:40.938 --> 01:58:44.478
intersection already right there, so we were able to draft on all of their

2092
01:58:45.458 --> 01:58:47.018
findings and the TSP from there.

2093
01:58:47.518 --> 01:58:50.998
Are we going to get in trouble if we don't demand a traffic plan?

2094
01:58:51.498 --> 01:58:55.258
No. At least in my perspective, if necessary, we can

2095
01:58:55.298 --> 01:58:58.338
always get the engineers to add a letter to the record.

2096
01:58:58.498 --> 01:59:01.198
That is allowed in our

2097
01:59:02.218 --> 01:59:05.998
LDCs, that a full traffic analysis can be

2098
01:59:06.098 --> 01:59:06.578
waived by the

2099
01:59:07.998 --> 01:59:11.658
city engineer. In this case, again, because the state had just

2100
01:59:11.698 --> 01:59:15.158
completed their traffic analysis for the

2101
01:59:15.978 --> 01:59:19.358
improvements related to the BUILD grant and the realignment of

2102
01:59:19.418 --> 01:59:23.318
Baseline, we didn't feel that a full additional traffic study

2103
01:59:23.338 --> 01:59:25.998
was needed because it would be looking at the exact same thing.

2104
01:59:26.418 --> 01:59:29.198
They actually used, as the applicant mentioned,

2105
01:59:30.098 --> 01:59:33.368
ITD was using the larger numbers,

2106

01:59:33.598 --> 01:59:37.038
so higher than what the proposed development

2107
01:59:37.178 --> 01:59:41.078
would ultimately result in, which is why we just had them do a

2108
01:59:41.098 --> 01:59:44.448
supplemental memo. So they did have a traffic engineer review that

2109
01:59:44.458 --> 01:59:47.518
analysis, review their use, and provide a memo

2110
01:59:48.618 --> 01:59:51.258
explaining the difference of that analysis.

2111
01:59:51.698 --> 01:59:55.338
So again, it's not the full entirety of what we would normally

2112
01:59:55.758 --> 01:59:59.458
require, but in my eyes, it definitely checks the

2113
01:59:59.478 --> 02:00:02.538
boxes in regards to intent. And typically,

2114
02:00:04.398 --> 02:00:05.318
for the

2115
02:00:06.178 --> 02:00:09.898
results of a traffic study would be the recommendation of the traffic

2116
02:00:09.958 --> 02:00:13.788
study says, "This, we want you to realign the highway or add a

2117
02:00:13.798 --> 02:00:17.538
turn lane or whatever." In this case, they already did

2118
02:00:17.898 --> 02:00:18.347
all that.

2119
02:00:19.218 --> 02:00:22.338
And ITD, through the process, chose not to add the turn lane.

2120
02:00:22.458 --> 02:00:25.758
So they must not feel it's warranted at this time.

2121
02:00:26.078 --> 02:00:29.998
Another thought process behind why ITD chose not to do that

2122
02:00:30.038 --> 02:00:33.578
is that they're hoping to do larger widening improvements

2123
02:00:34.018 --> 02:00:34.618
in the long term.

2124
02:00:34.928 --> 02:00:37.267
But it would probably be different if there was highway access into the specific

2125
02:00:37.317 --> 02:00:37.327
development.

2126
02:00:37.338 --> 02:00:38.078
Correct. Yeah.

2127
02:00:38.198 --> 02:00:39.518
We're just talking collector streets.

2128
02:00:39.858 --> 02:00:39.998
Yep.

2129
02:00:40.078 --> 02:00:43.158
This development, the highest density doesn't trigger a traffic study on the

2130
02:00:43.178 --> 02:00:46.258
collector streets versus a different scenario would be the highway access-

2131
02:00:46.318 --> 02:00:46.678
Yeah

2132
02:00:46.718 --> 02:00:47.538
... which it might trigger.

2133

02:00:47.898 --> 02:00:48.998
And we can't

2134
02:00:50.578 --> 02:00:53.678
do a turn lane without ITD's

2135
02:00:55.018 --> 02:00:55.678
express-

2136
02:00:55.798 --> 02:00:56.018
Yep.

2137
02:00:57.818 --> 02:01:01.478
You mentioned that you don't want to be a bedroom community for

2138
02:01:01.518 --> 02:01:02.118
Jackson.

2139
02:01:03.618 --> 02:01:06.618
Given that, would you consider

2140
02:01:06.718 --> 02:01:09.798
increasing the 10%

2141
02:01:10.258 --> 02:01:11.378
affordable housing?

2142
02:01:12.298 --> 02:01:13.058
You do math.

2143
02:01:13.898 --> 02:01:14.938
I love the math.

2144
02:01:15.328 --> 02:01:15.328
What are you thinking?

2145
02:01:15.378 --> 02:01:17.018
I love the math, Jake.

2146
02:01:18.318 --> 02:01:20.538
So what are you thinking? What are you proposing, or-

2147
02:01:20.668 --> 02:01:20.668
Well,

2148
02:01:20.778 --> 02:01:25.798
if

2149
02:01:26.378 --> 02:01:28.088
we don't want to be a bedroom community,

2150
02:01:29.078 --> 02:01:30.438
I would propose

2151
02:01:32.678 --> 02:01:36.058
50% combined of affordable

2152
02:01:36.158 --> 02:01:38.238
housing and no short-term rentals.

2153
02:01:38.838 --> 02:01:39.478
Yeah.

2154
02:01:39.638 --> 02:01:42.838
Just to clarify, you guys didn't say you didn't want to be a bedroom community.

2155
02:01:42.938 --> 02:01:46.288
That was the feedback that the community had given to the applicant.

2156
02:01:46.358 --> 02:01:46.598
No.

2157
02:01:46.688 --> 02:01:46.938
Correct.

2158
02:01:47.028 --> 02:01:49.938
I would have to go back and listen to that recording because

2159
02:01:50.158 --> 02:01:54.138
I'm pretty sure one

2160

02:01:54.198 --> 02:01:54.918
of you said,

2161
02:01:55.778 --> 02:01:59.258
I was taking notes, "We don't want to be a bedroom community for

2162
02:01:59.338 --> 02:02:03.058
Jackson. We want to be affordable, approachable for local

2163
02:02:03.218 --> 02:02:06.448
entrepreneurship." And while

2164
02:02:07.058 --> 02:02:11.018
the latter has to do with the

2165
02:02:12.978 --> 02:02:14.218
commercial space,

2166
02:02:15.198 --> 02:02:18.930
I think that the former... is

2167
02:02:18.970 --> 02:02:22.350
really to do with the housing. And

2168
02:02:23.710 --> 02:02:24.290
your

2169
02:02:25.590 --> 02:02:29.290
total units could be more than

2170
02:02:29.410 --> 02:02:33.210
Sherman Park across the street, which is a larger parcel.

2171
02:02:34.030 --> 02:02:34.650
Am I wrong?

2172
02:02:34.770 --> 02:02:37.350
I don't think with the density numbers it could be.

2173
02:02:38.210 --> 02:02:42.030
The Sherman Park is about two and a half acres and

2174
02:02:42.190 --> 02:02:46.170
has 90 units. I'm not sure how that compares to

2175
02:02:46.350 --> 02:02:47.550
numbers that you guys have run.

2176
02:02:49.210 --> 02:02:53.050
And we're talking the whole site as part of the

2177
02:02:53.090 --> 02:02:56.870
rezoning. However, you guys have the ability to condition it

2178
02:02:57.010 --> 02:03:00.990
however you choose. So it could be the condition could apply

2179
02:03:01.000 --> 02:03:04.330
specifically to the RM-2 portion, or

2180
02:03:04.410 --> 02:03:08.330
specifically to the CX portion, or the entirety of the site.

2181
02:03:08.370 --> 02:03:10.510
So again, that's completely up to your discretion.

2182
02:03:11.060 --> 02:03:13.650
Okay. I would just like to go back, though, to the

2183
02:03:14.810 --> 02:03:18.290
we don't want to be a bedroom community for Jackson, which is I

2184
02:03:18.390 --> 02:03:19.510
think our...

2185
02:03:21.010 --> 02:03:22.470
I'll speak for myself.

2186
02:03:22.950 --> 02:03:26.490
A

2187

02:03:26.810 --> 02:03:30.670
huge priority for me, especially here

2188
02:03:30.790 --> 02:03:31.990
at the South Gateway,

2189
02:03:33.610 --> 02:03:33.990
and

2190
02:03:34.850 --> 02:03:37.790
so I just would like to ask that question again.

2191
02:03:38.870 --> 02:03:38.930
You

2192
02:03:40.210 --> 02:03:41.850
challenged me for numbers.

2193
02:03:41.920 --> 02:03:42.160
Mm-hmm.

2194
02:03:43.770 --> 02:03:47.610
But would you be willing to do more than the minimum

2195
02:03:47.630 --> 02:03:48.310
asked?

2196
02:03:48.830 --> 02:03:51.250
So I want to say a couple things.

2197
02:03:52.110 --> 02:03:53.770
If I miscommunicated,

2198
02:03:54.890 --> 02:03:55.710
first of all, what I

2199
02:03:56.750 --> 02:03:57.530
meant to say

2200
02:03:58.690 --> 02:04:02.190
is that's what I heard, that's the feedback that I heard.

2201
02:04:02.810 --> 02:04:05.270
So I want to make that clarification.

2202
02:04:05.830 --> 02:04:06.030
Now,

2203
02:04:09.650 --> 02:04:13.630
what happens is if we go too high, what we do

2204
02:04:13.830 --> 02:04:17.390
is we say, "All right, we're limiting this amount of the market."

2205
02:04:17.850 --> 02:04:21.390
When we limit too much of the market, it

2206
02:04:23.230 --> 02:04:24.370
won't pay for itself.

2207
02:04:25.470 --> 02:04:29.230
And so I think you can appreciate that

2208
02:04:29.770 --> 02:04:33.400
if you're the math person. Now,

2209
02:04:33.730 --> 02:04:37.530
I would be willing to look at it. 50% would be quite

2210
02:04:37.550 --> 02:04:38.370
restrictive.

2211
02:04:39.290 --> 02:04:43.110
Right now, I think the combined percentage is 30%.

2212
02:04:43.610 --> 02:04:44.370
Is that correct?

2213
02:04:44.590 --> 02:04:44.830
Yes.

2214

02:04:44.950 --> 02:04:45.310
Yes.

2215
02:04:45.450 --> 02:04:45.670
Okay.

2216
02:04:46.170 --> 02:04:50.030
My question would be just on top of that, while we're talking about it, is what is

2217
02:04:50.070 --> 02:04:53.810
your vision for how that gets managed, or

2218
02:04:53.950 --> 02:04:57.510
who's in charge of that, and are some things for sale and some things

2219
02:04:57.830 --> 02:04:59.630
for rent, and who's-

2220
02:05:00.610 --> 02:05:03.240
That's what I was going to ask. Are these all rentals or is there some for sale?

2221
02:05:03.240 --> 02:05:05.590
Like at Sherman Park, there's one owner of the-

2222
02:05:06.190 --> 02:05:06.240
Mm-hmm

2223
02:05:06.330 --> 02:05:08.530
... property and the building, and

2224
02:05:09.910 --> 02:05:10.930
we went through this with them.

2225
02:05:10.990 --> 02:05:11.220
Mm-hmm.

2226
02:05:11.570 --> 02:05:13.830
How are you going to manage all these things that you're promising?

2227
02:05:14.150 --> 02:05:17.830
I'm writing that note down. I think maybe we can finish with

2228
02:05:17.890 --> 02:05:19.850
Councilor Ross's question first, if that's okay.

2229
02:05:20.370 --> 02:05:20.499
Thank you.

2230
02:05:20.499 --> 02:05:23.890
Because I'm just trying to keep notes, and I want to make sure that we get that

2231
02:05:23.900 --> 02:05:26.150
point, because I think it's a very important point for us as well.

2232
02:05:27.530 --> 02:05:30.190
And I think if I can step in and say a couple of things.

2233
02:05:30.210 --> 02:05:30.450
Please.

2234
02:05:30.470 --> 02:05:31.330
Please, Chase.

2235
02:05:33.010 --> 02:05:36.410
50% would be restrictive. We're at 30% now.

2236
02:05:36.910 --> 02:05:38.330
I have seen

2237
02:05:42.090 --> 02:05:45.290
language in other areas that allow for

2238
02:05:46.530 --> 02:05:50.090
you're striving for this 50% goal, but if

2239
02:05:51.930 --> 02:05:55.770
no one's applying for those units, if those aren't met, we all don't have to sit

2240
02:05:55.790 --> 02:05:57.850
there on our hands and just look at a bunch of vacant opportunities.

2241

02:05:57.990 --> 02:05:59.410
I am open to that kind of language.

2242
02:05:59.470 --> 02:06:03.390
So I think there's probably something that we could collectively come up with

2243
02:06:03.970 --> 02:06:07.910
that gears towards that, but also it's not so restrictive that we

2244
02:06:07.950 --> 02:06:08.950
just have to let things sit.

2245
02:06:09.270 --> 02:06:13.050
I appreciate that. I also think

2246
02:06:13.070 --> 02:06:16.410
that there could be a balance with the short-term rentals

2247
02:06:17.150 --> 02:06:18.510
in terms of

2248
02:06:19.410 --> 02:06:23.210
really trying to prioritize a local

2249
02:06:23.310 --> 02:06:27.210
workforce, and I recognize that that doesn't always mean

2250
02:06:27.290 --> 02:06:28.330
a year lease.

2251
02:06:28.450 --> 02:06:28.559
Mm-hmm.

2252
02:06:29.730 --> 02:06:31.930
Because we are a seasonal

2253
02:06:33.090 --> 02:06:33.610
employer-

2254
02:06:33.670 --> 02:06:33.680
Yep

2255
02:06:33.680 --> 02:06:36.950
... in many ways. But I appreciate you looking at that.

2256
02:06:37.490 --> 02:06:38.210
I have one more

2257
02:06:39.370 --> 02:06:39.909
comment.

2258
02:06:40.250 --> 02:06:44.190
Just real quick on that. We did something with the Snavely group similar where

2259
02:06:44.210 --> 02:06:45.429
we said if you don't-

2260
02:06:45.450 --> 02:06:47.590
No, we just did it with Pitts recently.

2261
02:06:48.750 --> 02:06:52.370
But it's in the third agreement, the DDA with

2262
02:06:52.410 --> 02:06:53.020
Snavely as well.

2263
02:06:53.050 --> 02:06:56.230
Yeah. There's language we drafted that talks about if

2264
02:06:56.750 --> 02:07:00.690
within 90 days you have a unit empty because you can't find somebody that

2265
02:07:00.730 --> 02:07:03.970
qualifies, that you get to go to the open market.

2266
02:07:04.010 --> 02:07:05.990
And then when it renews, you reset that.

2267
02:07:06.280 --> 02:07:06.280
Yep.

2268

02:07:06.390 --> 02:07:07.930
We came up with some pretty detailed-

2269
02:07:08.030 --> 02:07:09.220
Yes. I would appreciate-

2270
02:07:09.220 --> 02:07:11.970
So that potentially could fill that 20% gap.

2271
02:07:12.030 --> 02:07:15.130
So 30 we know, an additional 20% with that

2272
02:07:16.010 --> 02:07:16.030
condition raised.

2273
02:07:16.070 --> 02:07:17.770
And because I

2274
02:07:18.770 --> 02:07:21.550
recognize that you're putting an investment and-

2275
02:07:21.810 --> 02:07:23.230
A big investment, yeah.

2276
02:07:23.310 --> 02:07:26.790
But I also think that our

2277
02:07:26.830 --> 02:07:27.350
goal

2278
02:07:28.310 --> 02:07:31.120
as a community is the same as

2279
02:07:32.190 --> 02:07:33.050
what you've heard-

2280
02:07:33.090 --> 02:07:33.320
Mm-hmm

2281
02:07:33.320 --> 02:07:37.290
... which is we don't want to be a bedroom community for Jackson.

2282
02:07:37.370 --> 02:07:41.090
And so that's our job, to try to

2283
02:07:41.130 --> 02:07:44.590
find that balance between recognizing that

2284
02:07:44.670 --> 02:07:46.270
development is expensive-

2285
02:07:47.030 --> 02:07:47.880
Mm-hmm

2286
02:07:48.470 --> 02:07:51.630
... and getting what the community wants.

2287
02:07:52.190 --> 02:07:56.060
A quick clarification on code, not to distract from the questions,

2288
02:07:56.130 --> 02:07:59.970
but just so that you guys understand the nuances

2289
02:08:00.130 --> 02:08:01.150
of what's being requested.

2290
02:08:02.030 --> 02:08:05.950
The language and definition that we use currently that's defined

2291
02:08:05.990 --> 02:08:09.330
in our code when we're referring to local workforce

2292
02:08:09.390 --> 02:08:11.870
households is not income restricted.

2293
02:08:11.950 --> 02:08:15.170
It is specifically that you work and live in the valley. We have a full definition.

2294
02:08:15.180 --> 02:08:15.340
Mm-hmm.

2295

02:08:16.410 --> 02:08:19.820
The short-term rental is defined by 30

2296
02:08:19.890 --> 02:08:23.650
days. So if the lease is for a term of less than

2297
02:08:23.690 --> 02:08:26.730
30 days, it's considered a short-term rental.

2298
02:08:26.830 --> 02:08:30.290
Anything longer than 30 days is considered a long-term rental.

2299
02:08:30.410 --> 02:08:32.710
So just code clarification.

2300
02:08:33.650 --> 02:08:33.990
And so-

2301
02:08:34.650 --> 02:08:35.570
Go ahead, please.

2302
02:08:35.630 --> 02:08:35.990
Thank you.

2303
02:08:36.930 --> 02:08:40.690
This might bleed over a little bit into your question too, when you talk about...

2304
02:08:41.590 --> 02:08:41.710
So

2305
02:08:42.690 --> 02:08:45.010
I'm a big collaborator. I know Jake's a big collaborator.

2306
02:08:45.230 --> 02:08:49.030
I think the first time I ever came up here in my first

2307
02:08:49.050 --> 02:08:52.530
week on this project partnered, I went to Devard and started asking questions.

2308
02:08:52.540 --> 02:08:55.110
And then I went out to all the other utilities.

2309
02:08:55.170 --> 02:08:58.810
I just started talking with everybody because I believe in collaboration that gets

2310
02:08:58.870 --> 02:09:01.330
everybody what they want. I've been talking with Jared at the

2311
02:09:02.290 --> 02:09:05.470
Teton Valley Joint Housing Authority, and so

2312
02:09:06.670 --> 02:09:10.530
he has a lot of great ideas on how to manage some of this stuff as

2313
02:09:10.570 --> 02:09:14.310
well. I know that Victor's not using that service for them yet.

2314
02:09:15.010 --> 02:09:18.990
But I want to work with them so that way we don't have

2315
02:09:19.050 --> 02:09:19.110
the

2316
02:09:19.990 --> 02:09:22.110
ability to run all that paperwork as well.

2317
02:09:22.730 --> 02:09:26.650
To make sure that the research is doing that coming on the income restricted

2318
02:09:26.770 --> 02:09:30.470
or the research is coming on where the workforce is housing is coming from.

2319
02:09:30.530 --> 02:09:33.270
So through that collaboration, I think we could probably come up with something

2320
02:09:33.310 --> 02:09:34.690
good to make sure these homes

2321
02:09:35.610 --> 02:09:36.290
are put

2322

02:09:37.170 --> 02:09:41.070
with renters of the highest need for this area, that live and work here.

2323
02:09:41.530 --> 02:09:44.980
And then hopefully that bleeds into a little bit of your answer on how we're going

2324
02:09:44.990 --> 02:09:45.770
to manage that too.

2325
02:09:47.670 --> 02:09:49.860
Thank you. My last comment,

2326
02:09:50.910 --> 02:09:51.860
and then I'll be

2327
02:09:52.870 --> 02:09:52.940
done for questions.

2328
02:09:52.940 --> 02:09:54.390
This is declared by this is for questions.

2329
02:09:54.570 --> 02:09:58.500
The comments, when we close public comment, then you can make comments at

2330
02:09:58.530 --> 02:09:59.370
deliberate.

2331
02:09:59.470 --> 02:10:00.150
To the

2332
02:10:01.110 --> 02:10:01.630
applicant?

2333
02:10:03.250 --> 02:10:05.710
This is supposed to be asking questions to the applicant.

2334
02:10:05.730 --> 02:10:05.740
Okay.

2335
02:10:05.750 --> 02:10:06.480
I guess you can give a comment if you want to.

2336
02:10:06.510 --> 02:10:08.890
My question is, I would

2337
02:10:10.410 --> 02:10:12.410
like to know if, as

2338
02:10:13.350 --> 02:10:14.090
three men

2339
02:10:15.030 --> 02:10:16.730
addressing women,

2340
02:10:17.550 --> 02:10:20.550
if you could perhaps in the future

2341
02:10:21.110 --> 02:10:24.410
consider that Steve is not the sole owner

2342
02:10:25.250 --> 02:10:29.070
of Grand Teton Brewing, his wife Ellen also

2343
02:10:29.190 --> 02:10:29.530
is,

2344
02:10:30.490 --> 02:10:33.210
and that Chris is not the sole

2345
02:10:33.510 --> 02:10:37.050
operator of Grand Teton Brewing. His wife,

2346
02:10:37.530 --> 02:10:38.470
whose name is Laura-

2347
02:10:38.630 --> 02:10:39.500
Laura, yeah

2348
02:10:39.510 --> 02:10:41.420
... is also. And,

2349

02:10:42.790 --> 02:10:46.190
I feel like that's important because I think both of those women

2350
02:10:47.290 --> 02:10:50.890
play a really big role in that operation.

2351
02:10:51.530 --> 02:10:51.540
Okay.

2352
02:10:51.550 --> 02:10:53.610
And I would just like to ask you

2353
02:10:54.410 --> 02:10:57.390
to please take that into consideration in the future.

2354
02:10:57.550 --> 02:10:59.360
I appreciate your comment. Thank you for bringing that up.

2355
02:11:01.670 --> 02:11:04.050
Any other questions for the applicant, council?

2356
02:11:04.120 --> 02:11:07.890
Well, Sue asked it too. I'm

2357
02:11:08.110 --> 02:11:11.890
curious what we're even thinking about here in terms of these units.

2358
02:11:13.710 --> 02:11:15.490
I understand that there's a lot of flexibility.

2359
02:11:17.530 --> 02:11:21.230
I think one of my issues to Amy's point, and this

2360
02:11:21.390 --> 02:11:25.090
will come into my question, is this idea that when we're talking about

2361
02:11:25.790 --> 02:11:28.230
these restrictions, we don't really know what the plan is.

2362
02:11:28.470 --> 02:11:32.309
So it's like, are these all rentals? Is my first question.

2363
02:11:33.310 --> 02:11:35.370
Our plan is to build rentals, yes.

2364
02:11:35.410 --> 02:11:35.990
All rentals.

2365
02:11:36.020 --> 02:11:36.020
Yes.

2366
02:11:36.130 --> 02:11:36.670
No for sale.

2367
02:11:36.710 --> 02:11:40.550
Yeah. This is the subdivision, so we would not have any fee simple lots

2368
02:11:40.690 --> 02:11:44.590
to sell. So this would be that when you would build units on this to

2369
02:11:44.610 --> 02:11:46.150
have these fee rental buildings, yes.

2370
02:11:47.590 --> 02:11:51.370
My second question is, did you

2371
02:11:51.410 --> 02:11:55.110
consider any portion of this for sale lots, for sale

2372
02:11:56.570 --> 02:11:59.150
condos or something like that, like duplex style?

2373
02:11:59.470 --> 02:12:03.460
We haven't considered that, and that's not part of the business model of Jacob

2374
02:12:03.460 --> 02:12:05.170
Kirk Capital, so that hasn't been considered.

2375
02:12:05.610 --> 02:12:08.870
Maybe it was thought of it a long time ago, but that's just not the business model.

2376

02:12:08.890 --> 02:12:10.390
It's a for-rent business model.

2377
02:12:10.750 --> 02:12:14.470
Okay. And then what types of rentals are

2378
02:12:14.770 --> 02:12:15.010
you...

2379
02:12:15.950 --> 02:12:19.850
How many units are you thinking about, and

2380
02:12:20.170 --> 02:12:22.690
what kind of configuration are you thinking about?

2381
02:12:22.790 --> 02:12:23.070
Sure.

2382
02:12:24.830 --> 02:12:25.850
I can show you.

2383
02:12:32.210 --> 02:12:35.170
I think it's in the application.

2384
02:12:35.190 --> 02:12:35.570
Yeah.

2385
02:12:35.580 --> 02:12:35.580
Yeah.

2386
02:12:35.580 --> 02:12:37.450
So this is one of those that looks like that.

2387
02:12:37.510 --> 02:12:38.070
So,

2388
02:12:38.930 --> 02:12:42.910
at the far right, that could be an ultimate build-out however

2389
02:12:42.930 --> 02:12:46.850
many years or decade from here. That could be an ultimate

2390
02:12:46.890 --> 02:12:50.770
build-out. And the buildings that you see aligned on Baseline, those would be

2391
02:12:50.810 --> 02:12:54.680
apartments in, correct me if I'm wrong, Steve, maybe 24 units in each one of those

2392
02:12:54.690 --> 02:12:55.670
buildings, or?

2393
02:12:56.350 --> 02:12:56.950
Less than that.

2394
02:12:57.070 --> 02:13:00.570
Less than 20 units in each one of those buildings on Baseline.

2395
02:13:00.710 --> 02:13:04.650
And then the other ones that go inside of the street, on Market

2396
02:13:04.690 --> 02:13:05.770
Street, those would be

2397
02:13:06.630 --> 02:13:09.990
two and three story townhomes. So those would be two and three bedroom townhomes,

2398
02:13:10.050 --> 02:13:13.160
for-rent townhomes, so a little bit larger of a building rent than just an

2399
02:13:13.230 --> 02:13:17.070
apartment. And then above the two commercial

2400
02:13:17.150 --> 02:13:19.950
spaces, we'd have some smaller suites available as well.

2401
02:13:20.030 --> 02:13:23.770
So just trying to come up with a varying rental

2402
02:13:23.780 --> 02:13:27.680
product. Now, what we've looked at is a potential, and

2403

02:13:28.250 --> 02:13:32.010
we have not done all the numbers on this one yet, but a potential for a first

2404
02:13:32.030 --> 02:13:35.810
phase boundary to say, okay, maybe this is what the first phase

2405
02:13:35.850 --> 02:13:39.540
looks like, and then we just wait and see how long that lasts before any of that

2406
02:13:39.570 --> 02:13:41.590
other stuff gets developed. Could be that on the left.

2407
02:13:42.730 --> 02:13:46.430
So that's what we're looking at. And the total units I think is around,

2408
02:13:46.790 --> 02:13:49.370
full build out, I think is around 90.

2409
02:13:50.490 --> 02:13:50.840
I thought it was like

2410
02:13:51.990 --> 02:13:52.000
140.

2411
02:13:52.090 --> 02:13:54.330
It is 100% under 100. We know that

2412
02:13:55.230 --> 02:13:57.390
99 is our threshold, and I think it's around 90.

2413
02:14:01.310 --> 02:14:02.650
In a previous design-

2414
02:14:03.470 --> 02:14:04.250
It might've been that

2415
02:14:04.330 --> 02:14:05.090
... it might've been, yeah.

2416
02:14:09.630 --> 02:14:10.440
Casey, would that answer your question?

2417
02:14:10.470 --> 02:14:14.290
What can they do by right once we make this

2418
02:14:14.350 --> 02:14:14.950
change?

2419
02:14:15.990 --> 02:14:18.750
So the RM-2 portion, so the

2420
02:14:19.130 --> 02:14:20.810
southwest portion,

2421
02:14:22.670 --> 02:14:26.550
just the buildable parcel as the plat itself even says that that's the highway

2422
02:14:26.590 --> 02:14:28.990
buffer and will not be buildable.

2423
02:14:30.390 --> 02:14:34.180
That can have anywhere from single family to apartment

2424
02:14:34.250 --> 02:14:37.778
buildingsWe do now have

2425
02:14:38.178 --> 02:14:41.758
better restrictions on the length and depth of

2426
02:14:41.838 --> 02:14:45.638
buildings, maximum square footage of buildings, those types of things that

2427
02:14:46.038 --> 02:14:49.138
we didn't have before. So they wouldn't be able to do

2428
02:14:50.278 --> 02:14:50.798
something

2429
02:14:51.758 --> 02:14:55.658
completely monstrous. This definitely still allows for some significantly

2430

02:14:55.678 --> 02:14:59.178
large structures, but I don't believe that's what the applicant is hoping to

2431
02:14:59.238 --> 02:15:02.118
achieve. If that's a concern, you guys can definitely

2432
02:15:03.318 --> 02:15:05.058
add that as a condition of approval.

2433
02:15:05.838 --> 02:15:09.538
Single structure, no more than X number of residential units in the

2434
02:15:09.678 --> 02:15:12.878
RM-2 to avoid having a single large

2435
02:15:13.518 --> 02:15:17.098
monster structure. The CX

2436
02:15:17.178 --> 02:15:18.678
allows for

2437
02:15:19.518 --> 02:15:23.218
a number of different commercial operations, but generally from

2438
02:15:23.298 --> 02:15:27.018
a building type, rather than

2439
02:15:27.058 --> 02:15:28.648
specifically looking at

2440
02:15:29.638 --> 02:15:32.118
all the different use definitions.

2441
02:15:33.158 --> 02:15:34.958
CX can have

2442
02:15:35.918 --> 02:15:39.778
mixed-use buildings, general buildings, apartment buildings,

2443
02:15:40.758 --> 02:15:41.758
townhomes.

2444
02:15:43.058 --> 02:15:46.718
I believe it can allow for other, kind of those

2445
02:15:46.798 --> 02:15:50.028
missing middle type, so it can have four-plexes, townhomes,

2446
02:15:50.098 --> 02:15:50.818
apartments.

2447
02:15:52.458 --> 02:15:55.038
I believe it can still technically have a single family.

2448
02:15:55.098 --> 02:15:58.758
I don't think we've amended the code to restrict single family from all the

2449
02:15:58.798 --> 02:15:59.958
commercial zoning districts.

2450
02:16:01.318 --> 02:16:05.228
Again, not the applicant's intent, but just going over building types, that's

2451
02:16:05.238 --> 02:16:06.678
the general parameters there.

2452
02:16:07.498 --> 02:16:11.438
It does restrict, so CX would not be able to have

2453
02:16:12.158 --> 02:16:15.878
an industrial building, but there are some

2454
02:16:16.958 --> 02:16:20.078
uses that do allow for kind of a

2455
02:16:20.658 --> 02:16:24.598
semi-maker space as long as there's some retail

2456
02:16:24.658 --> 02:16:28.538
component. So it could not be used 100%

2457

02:16:29.098 --> 02:16:30.458
for manufacturing.

2458
02:16:31.358 --> 02:16:34.398
It would have to have some type of sales component, commercial

2459
02:16:34.418 --> 02:16:37.059
related, to be in the CX zoning.

2460
02:16:38.998 --> 02:16:40.118
So could we

2461
02:16:41.518 --> 02:16:45.059
include, as part of our conditions,

2462
02:16:45.778 --> 02:16:47.059
these maximums?

2463
02:16:47.508 --> 02:16:47.698
Yes.

2464
02:16:47.778 --> 02:16:51.418
It's not that I don't believe you,

2465
02:16:51.918 --> 02:16:55.758
it's that it's our job as council to make sure

2466
02:16:55.799 --> 02:16:58.318
that that's set and

2467
02:16:59.118 --> 02:17:00.178
legally bound,

2468
02:17:01.918 --> 02:17:05.338
so that if you go and sell it, it's still legally bound.

2469
02:17:06.238 --> 02:17:06.459
Understood.

2470
02:17:06.518 --> 02:17:07.118
So that would

2471
02:17:08.118 --> 02:17:08.528
be my request.

2472
02:17:08.528 --> 02:17:12.438
I appreciate that, and I would say as a way

2473
02:17:12.538 --> 02:17:14.198
to build trust,

2474
02:17:15.758 --> 02:17:18.459
we don't want to do any more than we've spoken about.

2475
02:17:18.748 --> 02:17:18.879
Great.

2476
02:17:18.948 --> 02:17:21.358
And so I think we can certainly do that.

2477
02:17:21.758 --> 02:17:23.398
I'm speaking for both of us.

2478
02:17:24.379 --> 02:17:28.258
But because we're aligned, I feel that we can do that, but certainly.

2479
02:17:29.818 --> 02:17:33.379
I heard you loud and clear when you were asking some other questions, I think to

2480
02:17:33.459 --> 02:17:36.598
your council, as well as to Kim, just about the incremental steps.

2481
02:17:36.678 --> 02:17:39.678
I hope you've seen our heart on why we did that, because we thought we heard that

2482
02:17:39.738 --> 02:17:43.299
about a year and a half ago to take those in smaller chunks and in more appropriate

2483
02:17:43.358 --> 02:17:44.858
steps, and I feel we did this.

2484

02:17:45.698 --> 02:17:49.219
But if it brings further trust to just say, "Hey, let's cap this at 100 units, no

2485
02:17:49.278 --> 02:17:49.427
more,"

2486
02:17:50.538 --> 02:17:51.998
then we can look into that for sure.

2487
02:17:52.738 --> 02:17:54.538
Great, and 10%

2488
02:17:55.978 --> 02:17:56.738
workforce,

2489
02:17:57.799 --> 02:18:00.158
20% not short-term rental.

2490
02:18:00.418 --> 02:18:01.238
That's currently in there.

2491
02:18:01.338 --> 02:18:02.598
And 20%

2492
02:18:03.578 --> 02:18:04.528
however we want.

2493
02:18:04.528 --> 02:18:05.478
First right of refusal.

2494
02:18:05.618 --> 02:18:06.078
Thank you.

2495
02:18:06.207 --> 02:18:08.118
Yeah. But for workforce.

2496
02:18:09.018 --> 02:18:11.078
First right of refusal workforce-

2497
02:18:11.258 --> 02:18:11.338
Yeah

2498
02:18:11.398 --> 02:18:12.139
... is fine with me.

2499
02:18:12.238 --> 02:18:13.129
Can I ask a question?

2500
02:18:13.578 --> 02:18:13.898
Of course.

2501
02:18:13.978 --> 02:18:15.438
Would you split the difference,

2502
02:18:16.618 --> 02:18:18.838
so 40% instead of 50?

2503
02:18:19.658 --> 02:18:22.278
I would ask for that other 10% to be short term,

2504
02:18:22.818 --> 02:18:25.139
because 30 days short term

2505
02:18:26.799 --> 02:18:27.758
to me isn't

2506
02:18:28.918 --> 02:18:29.518
very much.

2507
02:18:29.978 --> 02:18:30.719
Yeah.

2508
02:18:30.738 --> 02:18:32.498
Can we wait for the discussion?

2509
02:18:32.738 --> 02:18:33.118
Yeah.

2510
02:18:33.139 --> 02:18:33.498
Huh?

2511

02:18:33.618 --> 02:18:34.918
Because I have other ideas too.

2512
02:18:35.207 --> 02:18:36.818
Okay. That's fine.

2513
02:18:37.098 --> 02:18:40.068
I hope you see our heart in trying to figure this out to make sure that we-

2514
02:18:40.158 --> 02:18:41.139
I appreciate-

2515
02:18:42.639 --> 02:18:42.918
The dialogue?

2516
02:18:42.928 --> 02:18:45.238
... the dialogue and the compromise.

2517
02:18:45.358 --> 02:18:46.059
Yeah. Likewise.

2518
02:18:48.018 --> 02:18:51.318
Just from a process standpoint, so everybody knows, we will open up public comment,

2519
02:18:51.418 --> 02:18:55.219
so we will take public comment. The applicant does have a chance to rebut public

2520
02:18:55.278 --> 02:18:58.518
comment, and then public comment is closed down, and then we open up council

2521
02:18:58.538 --> 02:18:59.578
deliberation.

2522
02:18:59.618 --> 02:19:00.358
Well, I have one more question.

2523
02:19:00.598 --> 02:19:01.178
Sure.

2524
02:19:01.238 --> 02:19:05.198
For this first phase, and maybe I missed it, so apologize if I did, but what would

2525
02:19:05.338 --> 02:19:08.618
be your anticipated hopeful timeline?

2526
02:19:09.038 --> 02:19:09.658
Like, what are you-

2527
02:19:10.299 --> 02:19:12.478
I think if we get this approval, we would

2528
02:19:13.418 --> 02:19:16.678
like to get going on some processes and construction drawings.

2529
02:19:17.459 --> 02:19:20.818
We will have a big meeting with our capital partners to say, "Yes, this step is now

2530
02:19:20.858 --> 02:19:21.818
real, and we can move forward."

2531
02:19:23.118 --> 02:19:23.848
But

2532
02:19:24.658 --> 02:19:26.658
we've already been here for three years.

2533
02:19:26.678 --> 02:19:28.258
We don't want to wait any longer if we can.

2534
02:19:28.459 --> 02:19:32.059
We want to move this forward and write appropriate steps.

2535
02:19:32.618 --> 02:19:32.748
The

2536
02:19:34.518 --> 02:19:37.938
development agreement that I drafted, and I think it was a

2537
02:19:37.978 --> 02:19:41.528
condition, so I put in there, but to get right into P&Z's

2538

02:19:41.538 --> 02:19:42.559
conditions, was that

2539
02:19:43.398 --> 02:19:47.178
they get applications in within 12 months

2540
02:19:47.278 --> 02:19:47.639
for

2541
02:19:48.898 --> 02:19:52.578
a design review, so that they don't

2542
02:19:52.798 --> 02:19:53.538
it'll revert.

2543
02:19:54.058 --> 02:19:54.518
It reverts,

2544
02:19:55.478 --> 02:19:57.078
yeah. Within 12 months, yeah.

2545
02:19:57.238 --> 02:19:59.178
I thought it was something about six months in ours.

2546
02:20:00.478 --> 02:20:00.758
Oh, I see.

2547
02:20:00.858 --> 02:20:01.378
Is that for the-

2548
02:20:01.418 --> 02:20:02.398
It was 12.

2549
02:20:02.458 --> 02:20:05.518
Yeah. I think you guys requested that that goes to 12 to accommodate.

2550
02:20:06.538 --> 02:20:08.358
It would be for the first structure.

2551
02:20:09.798 --> 02:20:12.598
We understand the phased approach, and it's outlined in the

2552
02:20:13.418 --> 02:20:16.918
code that we support phasing of development so that

2553
02:20:17.978 --> 02:20:21.238
the restriction in the DA, at least if it's not explicitly written, it would be

2554
02:20:21.278 --> 02:20:23.918
interpreted as for the first structure.

2555
02:20:25.658 --> 02:20:28.978
So we plan to come pretty quick, but certainly not less than a year.

2556
02:20:29.538 --> 02:20:30.178
Okay. Thank you.

2557
02:20:31.918 --> 02:20:31.928
Yeah.

2558
02:20:31.978 --> 02:20:33.018
All right. Thank you all.

2559
02:20:33.328 --> 02:20:35.978
If you want more than that, just, yeah, if you want to stick around.

2560
02:20:36.518 --> 02:20:38.978
But we'll now open public comment.

2561
02:20:39.138 --> 02:20:42.458
Does anyone wish to make public comment on this hearing item?

2562
02:20:52.650
Robert Boyle, [address redacted] My only concern is

2563
02:20:56.640 --> 02:20:59.190
have they obtained their well serve from Driggs?

2564
02:20:59.470 --> 02:21:03.150
It seems like nobody's been obtaining those in the city of Victor for over

2565

02:21:03.810 --> 02:21:07.610
at least a year, and that is a violation of the intercity water

2566
02:21:07.670 --> 02:21:11.660
agreement, and I would ask that you table any further developments until you

2567
02:21:11.810 --> 02:21:15.600
work out this with Driggs and start following well serve agreement

2568
02:21:15.670 --> 02:21:18.030
that you have in your contract. Thank you.

2569
02:21:20.330 --> 02:21:23.470
Does anyone else wish to make public comment at this time?

2570
02:21:23.890 --> 02:21:25.830
Hi, Linda Faxas, 25

2571
02:21:27.110 --> 02:21:28.810
Aspen Street. Anyway,

2572
02:21:29.910 --> 02:21:33.370
thank you for your beautiful presentation and thank you for

2573
02:21:33.450 --> 02:21:34.950
your specific questions.

2574
02:21:35.890 --> 02:21:36.690
I think it's great.

2575
02:21:37.610 --> 02:21:41.570
One, I loved your comment about a city visionary,

2576
02:21:42.010 --> 02:21:45.410
somebody that could look at the city and plan it out

2577
02:21:45.850 --> 02:21:49.050
instead of these zoning things everywhere.

2578
02:21:49.130 --> 02:21:51.650
I totally agree with Amy. I think it's brilliant.

2579
02:21:51.690 --> 02:21:51.770
We

2580
02:21:52.630 --> 02:21:56.530
need to kind of just stop and listen and look at all the zoning

2581
02:21:56.550 --> 02:21:59.210
and development that's going on currently.

2582
02:21:59.290 --> 02:22:02.810
I know you've been waiting a long time and you've got a big investment

2583
02:22:03.470 --> 02:22:06.650
coming into this, but we have a big investment.

2584
02:22:06.710 --> 02:22:10.590
We are a tiny, wonderful community that's been eaten up by big

2585
02:22:10.650 --> 02:22:13.670
development all around us, and we are fighting it,

2586
02:22:14.350 --> 02:22:14.950
and

2587
02:22:16.990 --> 02:22:20.430
it's very hard. So just to say, "Let's stop.

2588
02:22:20.490 --> 02:22:23.730
Let's pause. Let's look at it." There's nothing wrong with it.

2589
02:22:24.030 --> 02:22:27.650
We probably have 10 developments that are half empty already.

2590
02:22:28.090 --> 02:22:30.470
We can't even figure out our water, sewage.

2591
02:22:30.790 --> 02:22:32.470
That was an excellent point you brought up.

2592

02:22:33.390 --> 02:22:36.870
We need to get our infrastructure set

2593
02:22:37.210 --> 02:22:40.650
before we keep zoning and zoning. I think it's excellent.

2594
02:22:40.670 --> 02:22:41.210
A two

2595
02:22:42.330 --> 02:22:43.950
stipulation is brilliant.

2596
02:22:44.910 --> 02:22:45.340
People that

2597
02:22:46.930 --> 02:22:48.930
can afford to live here, absolutely.

2598
02:22:48.950 --> 02:22:51.710
I'm all afford 50% would be

2599
02:22:51.790 --> 02:22:54.209
incredible. It costs, what?

2600
02:22:54.910 --> 02:22:58.780
900,000, and a typical family has to

2601
02:22:58.830 --> 02:23:02.590
earn 200,000 a year to live here. That's a

2602
02:23:02.670 --> 02:23:05.350
joke. So affordable housing, brilliant.

2603
02:23:05.970 --> 02:23:09.750
Stipulation two story. I come in from Driggs, that gray

2604
02:23:09.830 --> 02:23:12.990
building that's got Second Act Thrift, it's an eyesore to me.

2605
02:23:13.330 --> 02:23:15.350
It just cuts off that view.

2606
02:23:16.530 --> 02:23:16.830
So

2607
02:23:17.750 --> 02:23:21.500
I love living here. We have a tiny, wonderful ag community

2608
02:23:21.570 --> 02:23:22.490
that's growing,

2609
02:23:23.310 --> 02:23:26.750
people that have been here for 30 years, and I hear them

2610
02:23:26.830 --> 02:23:29.750
complaining these developments are killing them.

2611
02:23:29.770 --> 02:23:33.320
They're surrounding their horses and their dogs, and they look out, and they have

2612
02:23:33.350 --> 02:23:36.330
development with empty buildings around them now.

2613
02:23:36.830 --> 02:23:40.690
So I appreciate all the work. I just think we need to kind of put a

2614
02:23:40.770 --> 02:23:44.510
pause on everything until we can get our infrastructure a little more

2615
02:23:44.730 --> 02:23:46.330
settled. Thank you.

2616
02:23:50.690 --> 02:23:52.550
Does anyone else wish to make public comment at this time?

2617
02:23:54.350 --> 02:23:55.650
All right, we'll close public comment.

2618
02:23:56.650 --> 02:23:59.050
You want to rebut any of the public comment?

2619

02:23:59.130 --> 02:24:01.610
I think you've got a great bunch there, because you-

2620
02:24:02.950 --> 02:24:05.190
Thank you for the opportunity to rebut comments.

2621
02:24:05.200 --> 02:24:09.120
I think most of them are just more about city infrastructure and planning.

2622
02:24:09.210 --> 02:24:12.570
None of them are really specific to this project, so we'll refrain from any

2623
02:24:12.590 --> 02:24:14.290
rebutting of those comments.

2624
02:24:14.500 --> 02:24:15.150
All right, thanks.

2625
02:24:16.350 --> 02:24:18.190
All right, public comment's now closed.

2626
02:24:19.610 --> 02:24:21.290
With that, we'll move on to deliberation.

2627
02:24:24.870 --> 02:24:25.250
I

2628
02:24:26.110 --> 02:24:29.380
want to thank you guys for your efforts on this and your

2629
02:24:29.430 --> 02:24:31.300
perseverance, and Kim and

2630
02:24:32.550 --> 02:24:33.320
public works,

2631
02:24:34.510 --> 02:24:38.490
for all your work. I can see how everybody's just trying to

2632
02:24:40.710 --> 02:24:42.770
please us. I think our messages have gotten

2633
02:24:44.390 --> 02:24:46.530
to you of what council's looking for.

2634
02:24:49.450 --> 02:24:49.850
For me,

2635
02:24:50.850 --> 02:24:53.570
what I heard tonight, too much, too soon, too fast

2636
02:24:54.490 --> 02:24:58.350
is where I'm landing. I'm trying really hard to find a way

2637
02:24:58.430 --> 02:25:02.330
to say yes, but I think it would be reckless of us

2638
02:25:02.450 --> 02:25:03.110
at this point

2639
02:25:05.149 --> 02:25:07.850
with everything that's going on with the city and the sewer.

2640
02:25:08.650 --> 02:25:10.970
I agree with Robert on the will call letters.

2641
02:25:11.090 --> 02:25:14.870
I know we keep being told, "Oh, don't worry about it." I'm worried

2642
02:25:14.910 --> 02:25:15.470
about it.

2643
02:25:16.850 --> 02:25:20.270
A couple other specific things. I went through my list of my

2644
02:25:20.310 --> 02:25:21.710
evaluation criteria.

2645
02:25:22.810 --> 02:25:26.790
I'm concerned that the planning and zoning had only three people at the meeting,

2646

02:25:27.050 --> 02:25:28.490
and one of them was brand new.

2647
02:25:31.290 --> 02:25:35.070
I see both

2648
02:25:35.150 --> 02:25:39.000
sides of the give us everything at once versus the phased

2649
02:25:39.110 --> 02:25:42.190
process. I actually like the phased process.

2650
02:25:42.670 --> 02:25:43.510
And for the record,

2651
02:25:45.130 --> 02:25:49.050
for me, the reason we annexed without all the other

2652
02:25:49.210 --> 02:25:50.280
stuff was,

2653
02:25:51.090 --> 02:25:55.050
the reasoning for me was I wanted to annex it into the city so that we

2654
02:25:55.070 --> 02:25:57.030
would have the decision-making, not the county.

2655
02:25:57.630 --> 02:25:57.830
And

2656
02:25:58.830 --> 02:26:00.850
a couple of times I've heard that the

2657
02:26:01.990 --> 02:26:05.669
RC zoning was a placeholder. To me, that was the

2658
02:26:05.750 --> 02:26:09.050
most appropriate to match the

2659
02:26:09.470 --> 02:26:13.300
AOI 20, and even before that, the 2.5 for the

2660
02:26:13.390 --> 02:26:14.910
county, and the open space

2661
02:26:15.910 --> 02:26:19.810
for the city. So I'm just really not seeing

2662
02:26:19.850 --> 02:26:23.230
where this matches the

2663
02:26:23.430 --> 02:26:27.250
vision of when the comp plan was made, and I go back to this

2664
02:26:27.410 --> 02:26:30.390
because what I alluded to earlier, was

2665
02:26:31.530 --> 02:26:34.970
our community is begging for us to

2666
02:26:35.710 --> 02:26:38.810
pause, give us a chance to redo our comp plan,

2667
02:26:39.010 --> 02:26:41.230
re-envision, have some public meetings.

2668
02:26:43.030 --> 02:26:43.550
And so,

2669
02:26:44.630 --> 02:26:47.030
the third one other thing was,

2670
02:26:47.850 --> 02:26:51.446
if this-The vision. I like the

2671
02:26:51.466 --> 02:26:55.426
project. I like the vision. I don't like the place, because then

2672
02:26:55.566 --> 02:26:58.006
now we just approved the Pitts

2673

02:26:59.106 --> 02:27:03.006
proposal. I'm sorry to be calling it that, but a new town

2674
02:27:03.126 --> 02:27:05.026
center over there, we struggled with that.

2675
02:27:05.066 --> 02:27:08.366
Are we going to really have a new gathering place over here

2676
02:27:08.386 --> 02:27:12.196
by that side of town? And then we've got the middle of town, and now we're talking

2677
02:27:12.246 --> 02:27:15.886
about a new gathering place on this part of town.

2678
02:27:15.926 --> 02:27:19.416
And so I don't think that's what the community envisions.

2679
02:27:20.046 --> 02:27:23.186
In a year and a half from now, if the community says, "Yes, this is what we

2680
02:27:23.226 --> 02:27:24.606
envision."

2681
02:27:28.406 --> 02:27:30.406
That, and then my last point

2682
02:27:31.566 --> 02:27:33.166
would be to the

2683
02:27:35.346 --> 02:27:37.386
short-term or the deed restriction.

2684
02:27:38.026 --> 02:27:41.766
I talked to Jared today, and I know that he's working with Kim and

2685
02:27:41.806 --> 02:27:44.826
maybe Jeremy about some

2686
02:27:47.946 --> 02:27:51.646
15% recommendation, deed restricted with some

2687
02:27:51.726 --> 02:27:55.406
teeth in it, how it gets managed, who manages it, blah, blah,

2688
02:27:55.426 --> 02:27:56.046
blah. So,

2689
02:27:57.326 --> 02:28:01.166
how I feel right now

2690
02:28:01.226 --> 02:28:02.906
is in a year from now, this comes back

2691
02:28:04.326 --> 02:28:07.816
after a pause and we've got our poop in a group and

2692
02:28:08.886 --> 02:28:11.766
a plan at least, solid plan,

2693
02:28:12.006 --> 02:28:12.946
and

2694
02:28:14.286 --> 02:28:15.226
yeah, that's where I'm landing.

2695
02:28:16.406 --> 02:28:18.846
So I would recommend denial at this point.

2696
02:28:20.226 --> 02:28:23.546
And I can tell you specifically the evaluation criteria.

2697
02:28:24.446 --> 02:28:27.426
I don't think it substantially conforms to the comprehensive plan.

2698
02:28:28.566 --> 02:28:32.426
I don't think it conforms to the stated purpose and intent of this land development

2699
02:28:32.546 --> 02:28:36.466
code. I don't think it'll reinforce

2700

02:28:36.476 --> 02:28:38.546
the existing character of the area.

2701
02:28:41.286 --> 02:28:44.406
Substantial reasons why the property can't be used according to the existing

2702
02:28:44.466 --> 02:28:46.546
zoning. No, actually, scratch that one.

2703
02:28:47.986 --> 02:28:51.086
This is a big one for me. Last point, I promise.

2704
02:28:52.226 --> 02:28:55.606
I don't think there's a need for this at this location.

2705
02:28:56.606 --> 02:28:59.586
Kim gave me some numbers, Bart gave me some numbers.

2706
02:28:59.626 --> 02:29:02.426
Between what we have in the pipeline right now and what we have

2707
02:29:04.206 --> 02:29:07.986
coming up, who knows if we're going to have them, but the numbers are

2708
02:29:08.026 --> 02:29:10.606
pretty staggering of multifamily housing.

2709
02:29:12.266 --> 02:29:14.946
So until we are sure that

2710
02:29:17.306 --> 02:29:20.686
we've got the financing and everything ready for the new sewer plant,

2711
02:29:21.466 --> 02:29:21.646
I

2712
02:29:22.626 --> 02:29:24.366
am not comfortable, at least

2713
02:29:26.546 --> 02:29:27.466
approving rezone.

2714
02:29:33.806 --> 02:29:37.346
The RCU zoning also, that

2715
02:29:37.426 --> 02:29:39.366
portion, it was like an island, wasn't it?

2716
02:29:39.546 --> 02:29:39.806
Correct.

2717
02:29:39.906 --> 02:29:42.446
It's an island, so that was another piece.

2718
02:29:42.456 --> 02:29:43.166
Because of the floodplain.

2719
02:29:45.846 --> 02:29:49.826
No, I mean, as the city, it was like this piece of county that was surrounded

2720
02:29:49.866 --> 02:29:50.466
by city.

2721
02:29:51.486 --> 02:29:51.726
Correct.

2722
02:29:52.866 --> 02:29:55.486
So, it didn't make sense to leave it in the county either.

2723
02:29:55.666 --> 02:29:58.406
I just wanted to add that as the third point of why

2724
02:30:00.486 --> 02:30:04.356
it belongs in the city, because why would you have a

2725
02:30:04.366 --> 02:30:05.986
county in the middle of the city?

2726
02:30:08.706 --> 02:30:12.306
I share a lot of the same concerns as Sue has

2727

02:30:12.366 --> 02:30:14.906
expressed. I also appreciate

2728
02:30:16.646 --> 02:30:21.446
that

2729
02:30:22.286 --> 02:30:25.946
it seems like what we're putting out there around housing and housing our

2730
02:30:26.366 --> 02:30:29.706
community and housing our community here in the Teatown Valley is important to us,

2731
02:30:29.786 --> 02:30:31.745
and I appreciate the response to that.

2732
02:30:35.946 --> 02:30:37.546
I'm with you, Sue, and I'm

2733
02:30:39.066 --> 02:30:40.546
concerned about

2734
02:30:42.286 --> 02:30:42.806
how

2735
02:30:45.986 --> 02:30:47.206
the Pitts project came to us

2736
02:30:48.386 --> 02:30:50.786
two months ago, and now this project's coming to us.

2737
02:30:50.806 --> 02:30:51.266
Is it

2738
02:30:54.546 --> 02:30:57.266
because we approved that project, now this one is not appropriate?

2739
02:30:57.386 --> 02:30:58.466
Do you feel like

2740
02:30:59.526 --> 02:31:02.666
if that project wasn't happening, you might be more open to this project?

2741
02:31:02.746 --> 02:31:06.646
I want to make sure this is equitable

2742
02:31:06.706 --> 02:31:07.606
to all the people that are

2743
02:31:08.666 --> 02:31:12.006
here. I agree with you, though, generally on the

2744
02:31:13.886 --> 02:31:17.406
current zoning of this area relative to what the Pitts property was, which

2745
02:31:17.446 --> 02:31:18.366
was

2746
02:31:19.446 --> 02:31:22.426
essentially what it got rezoned to in a different structure.

2747
02:31:22.986 --> 02:31:26.626
Yeah, the counter to that would be

2748
02:31:26.666 --> 02:31:30.326
that by right, they could have done something similar and worse.

2749
02:31:30.566 --> 02:31:30.676
Mm-hmm.

2750
02:31:31.286 --> 02:31:33.166
And this doesn't apply to this

2751
02:31:34.886 --> 02:31:35.366
parcel.

2752
02:31:51.216 --> 02:31:52.826
I like the idea and concept.

2753
02:31:54.246 --> 02:31:56.686
I do think that having

2754

02:32:00.566 --> 02:32:01.066
the

2755
02:32:02.346 --> 02:32:03.746
retail space

2756
02:32:08.026 --> 02:32:09.726
has some advantages.

2757
02:32:11.686 --> 02:32:12.526
That said,

2758
02:32:14.846 --> 02:32:19.026
doesn't

2759
02:32:19.086 --> 02:32:22.966
Mountainside have retail space? Is it being

2760
02:32:23.166 --> 02:32:23.866
used?

2761
02:32:27.366 --> 02:32:30.506
I guess I don't worry as much

2762
02:32:31.526 --> 02:32:35.166
about different gathering places.

2763
02:32:35.966 --> 02:32:36.726
But I do

2764
02:32:37.586 --> 02:32:41.366
because I think as we grow, having different gathering

2765
02:32:41.686 --> 02:32:42.466
places

2766
02:32:43.886 --> 02:32:47.146
is okay. But I do feel like

2767
02:32:48.666 --> 02:32:49.646
Stephanie Dykema,

2768
02:32:50.506 --> 02:32:54.246
who is on planning and zoning and was not able to be there

2769
02:32:54.786 --> 02:32:58.374
for the meeting, I think-Her

2770
02:32:58.534 --> 02:32:59.954
comment is

2771
02:33:01.334 --> 02:33:04.354
important along with

2772
02:33:05.694 --> 02:33:08.394
Robert's comment about the-

2773
02:33:09.334 --> 02:33:09.684
Will serve

2774
02:33:10.114 --> 02:33:13.194
... the will serve, and Stephanie's last

2775
02:33:13.254 --> 02:33:14.133
paragraph

2776
02:33:14.994 --> 02:33:18.574
is, "At the end of the day, I think we need to be

2777
02:33:18.694 --> 02:33:21.514
careful about where we allow density.

2778
02:33:22.514 --> 02:33:26.454
Pushing higher density development to the edges of town is not

2779
02:33:26.534 --> 02:33:29.654
in fulfill, and it doesn't set us up well

2780
02:33:29.714 --> 02:33:33.694
long-term. If anything, it makes it harder to build a

2781

02:33:33.834 --> 02:33:37.734
strong, active downtown. This is a pattern I think we

2782
02:33:37.794 --> 02:33:40.914
need to be aware of and start moving away from."

2783
02:33:42.014 --> 02:33:42.614
Mm-hmm.

2784
02:33:42.734 --> 02:33:43.064
And

2785
02:33:44.214 --> 02:33:48.134
I do recognize that this parcel was

2786
02:33:48.174 --> 02:33:51.974
kind of an island, and that the area

2787
02:33:52.074 --> 02:33:52.994
around it

2788
02:33:53.834 --> 02:33:54.634
was city.

2789
02:33:57.094 --> 02:34:00.014
But I think that combined with

2790
02:34:00.854 --> 02:34:03.634
our infrastructure situation,

2791
02:34:04.934 --> 02:34:07.854
it just doesn't feel smart right now to

2792
02:34:07.914 --> 02:34:08.994
continue

2793
02:34:10.454 --> 02:34:12.994
high-density developments.

2794
02:34:13.344 --> 02:34:13.344
Mm-hmm.

2795
02:34:13.374 --> 02:34:14.524
And so I

2796
02:34:16.974 --> 02:34:17.674
have to agree.

2797
02:34:18.994 --> 02:34:21.044
It's not that

2798
02:34:21.874 --> 02:34:23.134
I think it's awful.

2799
02:34:24.034 --> 02:34:24.794
I just

2800
02:34:26.394 --> 02:34:27.394
think that we

2801
02:34:28.474 --> 02:34:32.394
need to pause, and Linda made that point as

2802
02:34:32.434 --> 02:34:33.114
well.

2803
02:34:34.954 --> 02:34:38.284
There are a lot of things going on around wastewater,

2804
02:34:38.894 --> 02:34:39.284
and

2805
02:34:41.694 --> 02:34:44.814
I think we need to address some of those before

2806
02:34:44.894 --> 02:34:47.974
we allow additional development.

2807
02:34:53.754 --> 02:34:57.164
I just walked in late. I had another thought, but I

2808

02:34:57.214 --> 02:34:59.933
lost it. Okay.

2809
02:34:59.994 --> 02:35:02.354
All right. I wrote down, "It's not you, it's us."

2810
02:35:06.874 --> 02:35:07.453
Where'd you get my

2811
02:35:07.554 --> 02:35:11.494
We

2812
02:35:11.534 --> 02:35:15.454
got to smile out of this thing. Sorry, I

2813
02:35:15.514 --> 02:35:16.274
didn't catch your name.

2814
02:35:16.514 --> 02:35:17.184
Seth.

2815
02:35:17.184 --> 02:35:20.204
Seth. Yeah, that's who it was. I can tell you. Seth.

2816
02:35:20.204 --> 02:35:21.694
We got to smile out, Seth.

2817
02:35:21.894 --> 02:35:23.814
Okay. I know. I remember now you came, Seth.

2818
02:35:24.194 --> 02:35:28.114
Just for the purposes of education, just because from

2819
02:35:28.154 --> 02:35:30.194
some of the public comment, I think it's important to share

2820
02:35:36.254 --> 02:35:39.354
just a couple of points that are important. When Jared from the housing...

2821
02:35:41.194 --> 02:35:44.743
I don't even know if this is an

2822
02:35:44.814 --> 02:35:48.274
appropriate time to share, but I do think it's important because there's people in

2823
02:35:48.294 --> 02:35:51.114
the room that have concerns about this, and so I think it's important.

2824
02:35:53.274 --> 02:35:55.574
One of the things that we know about housing is that

2825
02:35:55.594 --> 02:35:59.354
one of the ways to bring down the price of housing

2826
02:35:59.394 --> 02:36:00.154
is to have

2827
02:36:01.074 --> 02:36:01.754
more housing.

2828
02:36:03.894 --> 02:36:07.414
And I do think it's important that we acknowledge that, not necessarily that

2829
02:36:07.434 --> 02:36:10.474
we're ready for this housing right now because of the other concerns that were

2830
02:36:10.494 --> 02:36:14.294
brought up, and that is the

2831
02:36:14.314 --> 02:36:14.974
housing authority

2832
02:36:15.974 --> 02:36:19.714
works with that understanding, basically,

2833
02:36:20.034 --> 02:36:21.634
that when you have inventory,

2834
02:36:22.714 --> 02:36:24.794
it naturally brings down pricing.

2835

02:36:25.614 --> 02:36:28.764
So I think that's important. And the other thing is that the county, a couple of

2836
02:36:28.774 --> 02:36:31.994
years ago, made a new link development code, and

2837
02:36:32.774 --> 02:36:33.034
the

2838
02:36:33.894 --> 02:36:37.104
vision is that these cities have this density,

2839
02:36:37.714 --> 02:36:39.974
and that the county has less density.

2840
02:36:40.464 --> 02:36:42.234
That's the really simple way of putting it.

2841
02:36:43.654 --> 02:36:47.634
I've talked to a lot of people, it can feel really overwhelming right

2842
02:36:47.674 --> 02:36:51.354
now to see so much development, so much density within the city,

2843
02:36:51.534 --> 02:36:53.634
and it is also by design.

2844
02:36:55.074 --> 02:36:58.674
So I think it's important to recognize that, that it feels like it because we're

2845
02:36:58.714 --> 02:37:00.754
like, "Oh, we're this small little sleepy town,

2846
02:37:01.574 --> 02:37:05.504
and we don't want to lose our small little sleepy town," and I can fully

2847
02:37:05.534 --> 02:37:06.184
relate to that.

2848
02:37:07.474 --> 02:37:08.034
And

2849
02:37:09.634 --> 02:37:10.114
in some ways,

2850
02:37:10.174 --> 02:37:14.394
this

2851
02:37:14.474 --> 02:37:18.223
idea, I think, that's out there that, "We got here and now the door is closed,

2852
02:37:18.273 --> 02:37:21.914
nobody else gets to come," we

2853
02:37:22.194 --> 02:37:25.634
don't get to close that door. The city of Victor

2854
02:37:26.394 --> 02:37:29.534
doesn't have the control over just closing that door.

2855
02:37:29.644 --> 02:37:33.214
And I get that feedback a lot that we should just close that door,

2856
02:37:33.294 --> 02:37:36.814
and we don't. We have control over,

2857
02:37:37.534 --> 02:37:40.394
of course, in this situation, like are we going

2858
02:37:40.514 --> 02:37:44.374
to put in more housing in this area because it is a zone

2859
02:37:44.434 --> 02:37:44.854
change.

2860
02:37:45.794 --> 02:37:49.614
But I think it's just important to recognize all of those things

2861
02:37:49.714 --> 02:37:53.014
in our decision-making process, and I just wanted to point them out.

2862

02:37:53.774 --> 02:37:54.784
Having said that, I

2863
02:37:55.934 --> 02:37:57.234
do agree that in this

2864
02:37:58.054 --> 02:37:59.574
scenario, I

2865
02:38:09.314 --> 02:38:12.274
guess I just don't really see how the comprehensive plan

2866
02:38:13.534 --> 02:38:16.554
as it is now aligns with this.

2867
02:38:17.534 --> 02:38:20.053
That's the point I'm kind of stuck on.

2868
02:38:24.834 --> 02:38:28.154
Not that it couldn't in a future comprehensive plan or be

2869
02:38:28.374 --> 02:38:28.834
reconsidered,

2870
02:38:29.814 --> 02:38:30.014
but...

2871
02:38:31.054 --> 02:38:33.384
I think we're headed toward the motion, so I just want to thank you guys for coming

2872
02:38:33.414 --> 02:38:34.853
in and giving a presentation.

2873
02:38:36.714 --> 02:38:39.474
I really appreciate that you guys have worked not only with

2874
02:38:40.694 --> 02:38:44.434
a whole bunch of stakeholders and decision-makers within the community, the local

2875
02:38:44.534 --> 02:38:45.674
business next door.

2876
02:38:46.514 --> 02:38:47.954
It's not all the time we see

2877
02:38:49.054 --> 02:38:52.914
developers that are interested in doing that, and I think that goes a long ways.

2878
02:38:54.054 --> 02:38:55.814
And my ask of you guys and my hope is

2879
02:38:56.694 --> 02:39:00.374
that you stick with this project because we've had this happen before where

2880
02:39:00.434 --> 02:39:02.614
there's a frustration point, right?

2881
02:39:02.714 --> 02:39:06.014
There's a tipping point, and then...

2882
02:39:06.024 --> 02:39:08.894
the land gets sold and somebody comes in, there's a different makeup up here, and

2883
02:39:08.934 --> 02:39:11.854
we get something that's much more high density with no open space,

2884
02:39:12.654 --> 02:39:14.054
and they don't care about local businesses.

2885
02:39:14.114 --> 02:39:14.334
So

2886
02:39:15.934 --> 02:39:17.614
my ask is that you guys stick with it.

2887
02:39:18.574 --> 02:39:21.813
I do think it fits in line with the comp plan.

2888
02:39:21.854 --> 02:39:25.074
I think there's some confusion around the comp plan and some of the pieces of land

2889

02:39:25.084 --> 02:39:27.674
when the comp plan was updated,

2890
02:39:28.554 --> 02:39:32.454
which I was a part of. The open spaces, we kept them

2891
02:39:32.514 --> 02:39:36.314
open for a reason, right? There was no reason at that point to bring them

2892
02:39:36.334 --> 02:39:36.974
into the city.

2893
02:39:38.354 --> 02:39:40.314
There's no question the city's going to continue to grow.

2894
02:39:41.114 --> 02:39:43.674
Every city has multiple gathering places. I think you said you're from Bend.

2895
02:39:43.814 --> 02:39:46.954
It's one of my favorite places to go because there's so many places to gather, and

2896
02:39:46.974 --> 02:39:49.214
to be outside. So,

2897
02:39:51.034 --> 02:39:54.854
for me, being from planning and zoning to city council to

2898
02:39:55.094 --> 02:39:55.814
my current seat,

2899
02:39:57.074 --> 02:40:00.574
I really genuinely appreciate your guys' efforts and your working with the

2900
02:40:00.614 --> 02:40:01.054
community,

2901
02:40:01.874 --> 02:40:05.224
just reaching out. I remember when you said you reached out to Bard, reached out to

2902
02:40:05.224 --> 02:40:09.134
the Joint Housing Authority. Again, we don't see that every day, so

2903
02:40:09.214 --> 02:40:09.974
I hope you stick with it.

2904
02:40:10.813 --> 02:40:13.774
And I think it would be a huge asset to this community.

2905
02:40:15.674 --> 02:40:19.334
To echo the mayor's comments, and I agree with all the

2906
02:40:19.414 --> 02:40:21.394
deliberation the council of

2907
02:40:22.394 --> 02:40:22.794
people

2908
02:40:23.874 --> 02:40:24.614
made tonight,

2909
02:40:25.674 --> 02:40:28.314
I'll tell you also, I think you should stick with it because

2910
02:40:29.134 --> 02:40:32.314
right now it's been annexed and it's zoned RC 2.5.

2911
02:40:32.394 --> 02:40:36.114
I also don't think anybody wants to see it developed into three

2912
02:40:36.894 --> 02:40:38.014
single-family lots.

2913
02:40:38.834 --> 02:40:40.934
That's probably not the highest and best use for it either.

2914
02:40:41.234 --> 02:40:43.214
It might not be 90, it might not be 3.

2915
02:40:44.754 --> 02:40:47.454
I'm venturing to say it might be somewhere in between.

2916

02:40:50.674 --> 02:40:50.854
Yeah.

2917
02:40:52.434 --> 02:40:53.754
With that, I'll entertain a motion.

2918
02:40:54.634 --> 02:40:58.514
I move to deny the application for the

2919
02:40:58.574 --> 02:41:02.094
reasons provided. Does that hit it?

2920
02:41:02.134 --> 02:41:03.414
Does that get approved?

2921
02:41:04.114 --> 02:41:05.144
Do we have notes at all?

2922
02:41:05.154 --> 02:41:06.274
I've got a whole page of notes.

2923
02:41:06.314 --> 02:41:06.664
Yeah. Okay.

2924
02:41:06.664 --> 02:41:06.994
We're good.

2925
02:41:07.254 --> 02:41:07.454
Yep.

2926
02:41:11.994 --> 02:41:12.654
I second.

2927
02:41:13.084 --> 02:41:14.754
Motion's been made and seconded. Councilor Ross?

2928
02:41:15.154 --> 02:41:15.414
Aye.

2929
02:41:15.613 --> 02:41:16.474
Councilor Muncaster?

2930
02:41:16.654 --> 02:41:16.954
Aye.

2931
02:41:17.514 --> 02:41:18.154
Councilor Sustek?

2932
02:41:18.474 --> 02:41:18.734
Aye.

2933
02:41:20.514 --> 02:41:22.814
Let the record show three in favor of denial.

2934
02:41:26.254 --> 02:41:27.094
Thank you.

2935
02:41:28.434 --> 02:41:29.504
I vote mayor-

2936
02:41:29.504 --> 02:41:30.374
Findings will be provided.

2937
02:41:30.414 --> 02:41:33.754
I hope you will come back after the findings are made.

2938
02:41:33.784 --> 02:41:33.784
Right.

2939
02:41:33.814 --> 02:41:33.994
Yes.

2940
02:41:34.254 --> 02:41:36.894
All right. With that, we're going to move on to action item portion of the agenda.

2941
02:41:36.954 --> 02:41:40.534
We have one action item this evening, fiscal year 2026 budget amendment.

2942
02:41:40.574 --> 02:41:43.074
We're going to kick that off to Jasmine, if you're ready.

2943

02:41:43.104 --> 02:41:44.123
Do you want the pointer?

2944
02:41:44.634 --> 02:41:45.934
Yep. Okay. So

2945
02:41:46.894 --> 02:41:48.414
a couple items on here.

2946
02:41:52.254 --> 02:41:53.534
First is impact fees.

2947
02:41:54.714 --> 02:41:58.634
The council approved in August a skate park in Sherman Park.

2948
02:41:59.394 --> 02:41:59.403
Okay.

2949
02:41:59.454 --> 02:42:03.394
They also approved $150,000 in grant money for that

2950
02:42:03.474 --> 02:42:06.494
skate park. A little bit after that, the skate park

2951
02:42:06.554 --> 02:42:08.714
requested that we are

2952
02:42:09.834 --> 02:42:13.194
the keepers of those funds and make all of the disbursements, just to make it a

2953
02:42:13.234 --> 02:42:15.474
little bit easier on that nonprofit.

2954
02:42:16.594 --> 02:42:17.854
I can't remember when that was approved.

2955
02:42:17.914 --> 02:42:20.434
I want to say it was earlier this year, maybe January.

2956
02:42:22.154 --> 02:42:23.954
So that brings the project to 320,000.

2957
02:42:24.354 --> 02:42:26.474
We have received $150,000 from

2958
02:42:27.354 --> 02:42:31.074
the individual donor as well as the $20,000 from Interstate

2959
02:42:31.154 --> 02:42:34.874
Park. So this 320,000 is just combining all three of those

2960
02:42:34.914 --> 02:42:38.594
numbers and then allowing for those expenditures to come through during this

2961
02:42:38.674 --> 02:42:41.694
year. They're hoping to have that project done this summer.

2962
02:42:42.554 --> 02:42:45.654
The second item on impact fees is the fire impact fees.

2963
02:42:45.994 --> 02:42:47.634
I've gotten kind of mixed reviews on this.

2964
02:42:47.694 --> 02:42:50.734
I'm just leaning towards the safest side, which is to put it in the budget.

2965
02:42:51.114 --> 02:42:54.954
It isn't our money. We collect it and then we remit it back to the fire department,

2966
02:42:55.314 --> 02:42:59.234
but we are showing expenditures on there, so I have it on to add

2967
02:42:59.274 --> 02:43:02.034
to the budget. The third one is Agate.

2968
02:43:03.054 --> 02:43:04.394
This is about $9,000.

2969
02:43:05.234 --> 02:43:08.954
That was in excess of what we received with the 692,000 from the state.

2970

02:43:10.094 --> 02:43:13.574
This is just moving it out of street fund into impact fee funds.

2971
02:43:13.614 --> 02:43:15.894
This is an identified project in the impact fee fund.

2972
02:43:15.934 --> 02:43:17.214
This is really where it should live.

2973
02:43:18.074 --> 02:43:18.444
That's it.

2974
02:43:18.834 --> 02:43:21.234
Last one in impact fees is city park bathrooms.

2975
02:43:21.774 --> 02:43:25.454
The reason why it's 173,000 and not the full expenditure

2976
02:43:25.514 --> 02:43:29.334
amount is just because we budgeted 125,000 already. So it's just the difference.

2977
02:43:29.854 --> 02:43:33.834
This project, the NOA for the on-site contractor was part

2978
02:43:33.854 --> 02:43:37.804
of the consent calendar this morning, and then the precast bathrooms was

2979
02:43:37.814 --> 02:43:41.634
a few months ago. That project, again, is supposed to start in the next couple of

2980
02:43:41.694 --> 02:43:44.434
weeks, and we're hoping to have it done before Music on Main.

2981
02:43:44.494 --> 02:43:48.294
That was stressed pretty heavily to the contractor during the bid openings.

2982
02:43:48.734 --> 02:43:49.674
So that should be done.

2983
02:43:49.844 --> 02:43:49.864
Is that going to happen?

2984
02:43:49.874 --> 02:43:50.034
Sorry?

2985
02:43:50.274 --> 02:43:50.934
Is that going to happen?

2986
02:43:51.054 --> 02:43:52.714
Hopefully. They're supposed to have it done.

2987
02:43:52.934 --> 02:43:53.114
So

2988
02:43:54.254 --> 02:43:58.234
we'll see. As soon as that is complete, we would like to apply again for

2989
02:43:58.254 --> 02:44:01.494
CDBG. We've had conversations with the rec district about this.

2990
02:44:02.314 --> 02:44:05.894
The bathrooms in Sherman Park will be more expensive to

2991
02:44:05.974 --> 02:44:08.754
build, but they're obviously needed over there.

2992
02:44:08.814 --> 02:44:10.314
We will likely look at

2993
02:44:11.314 --> 02:44:13.534
stick build in Sherman Park, just because

2994
02:44:14.414 --> 02:44:18.094
the price of these precast bathrooms is pretty

2995
02:44:18.194 --> 02:44:21.634
high. So we're hoping to get that down, but this project needs to complete before

2996
02:44:21.654 --> 02:44:24.334
we can apply again. That takes care of impact fees.

2997

02:44:24.374 --> 02:44:24.694
Water,

2998
02:44:25.794 --> 02:44:27.754
I'll kind of give a high level on this.

2999
02:44:27.814 --> 02:44:31.194
So both of these projects, Barrel and Dogwood, were both identified in the water-

3000
02:44:31.234 --> 02:44:34.334
Sorry to interrupt. Wait, sorry. Do we want to go through each one and see if

3001
02:44:34.354 --> 02:44:36.244
there's questions, or do we want me to go through all of it and then-

3002
02:44:36.374 --> 02:44:36.874
We can.

3003
02:44:37.114 --> 02:44:38.224
Yeah. Do you have questions on this?

3004
02:44:38.274 --> 02:44:40.334
I just know there's a lot, so I just don't want to get through

3005
02:44:41.474 --> 02:44:41.814
too much.

3006
02:44:42.194 --> 02:44:44.244
Yeah. Do we have any questions on impact fees?

3007
02:44:44.244 --> 02:44:45.534
I have questions on the ones she's discussed so far.

3008
02:44:45.714 --> 02:44:48.474
Okay. Are you good just going all the way through then? Everybody?

3009
02:44:49.274 --> 02:44:52.094
The only one I have a comment about is the last.

3010
02:44:52.354 --> 02:44:52.574
Okay.

3011
02:44:54.214 --> 02:44:54.814
Okay. Water.

3012
02:44:56.454 --> 02:44:59.354
So these two projects, like I said, they're mentioned in the water facility

3013
02:44:59.434 --> 02:45:01.674
planning study, but one has a different name.

3014
02:45:01.774 --> 02:45:03.954
Dogwood is identified as Trail Creek Drive.

3015
02:45:04.654 --> 02:45:05.574
That was just a mistake of

3016
02:45:06.574 --> 02:45:10.314
the mapping, really. They didn't realize that Barrel or Dogwood had its own

3017
02:45:10.414 --> 02:45:12.954
name. But both are identified as Category

3018
02:45:13.214 --> 02:45:17.130
1Important projects that need to be done, they're triggered this year

3019
02:45:17.170 --> 02:45:21.150
because both of those sites want to be developed, and so it makes more sense to

3020
02:45:21.190 --> 02:45:24.710
do the infrastructure work before all of the

3021
02:45:25.590 --> 02:45:27.950
road and sidewalk and all of that, going back to re-tear it up.

3022
02:45:28.050 --> 02:45:29.370
So that's why those two are on here.

3023
02:45:29.970 --> 02:45:32.990
Okay, last one, purchase of land. So,

3024

02:45:34.690 --> 02:45:37.970
I want to give a quick overview. The reason why we have this split

3025
02:45:38.110 --> 02:45:42.040
50/50 between local option tax and sewer fund was because that's how the

3026
02:45:42.150 --> 02:45:46.070
motion was written in August, so it split them both 50/50.

3027
02:45:46.570 --> 02:45:50.450
Because we are where we are at in the process and we still

3028
02:45:50.490 --> 02:45:54.050
do not have the PER, we still do not have a final rendering of this

3029
02:45:54.070 --> 02:45:58.020
project, we could possibly use general fund, and I would recommend that

3030
02:45:58.050 --> 02:46:00.490
council consider that as an option.

3031
02:46:00.690 --> 02:46:04.610
So that would be 50% from local option tax and then 50% from general

3032
02:46:04.650 --> 02:46:08.400
fund. This is not what the staff report says because it just came up today

3033
02:46:08.850 --> 02:46:12.830
in conversation. So I would just add another line

3034
02:46:12.850 --> 02:46:15.670
that says general fund, and then it would have all the two four actuals, two five

3035
02:46:15.770 --> 02:46:19.690
actuals, and then two six. And then so the utility funds would

3036
02:46:19.730 --> 02:46:23.710
change from 1.4 to just 400,000, and the general fund would move

3037
02:46:23.770 --> 02:46:26.010
to a million dollars. The rest of

3038
02:46:26.950 --> 02:46:29.090
the documents are pretty well the same, it would just add that on.

3039
02:46:30.190 --> 02:46:33.970
This would be a possibly cleaner way to

3040
02:46:34.030 --> 02:46:37.990
approach the purchase just because we, again, do not know

3041
02:46:38.030 --> 02:46:41.490
whether it's 10 acres of land or maybe seven and a half, or

3042
02:46:41.840 --> 02:46:45.310
whatever the exact amount is. So it would put less burden on the wastewater

3043
02:46:45.410 --> 02:46:48.830
fund until we had a plant up and

3044
02:46:48.910 --> 02:46:52.370
operational. It would also, because the general

3045
02:46:52.470 --> 02:46:55.970
fund owns it, we would just have to come up with a payback

3046
02:46:56.070 --> 02:46:59.990
schedule or something to that effect later down the line, which could

3047
02:47:00.030 --> 02:47:02.670
be included in any other financing that we get.

3048
02:47:02.750 --> 02:47:06.600
So, that's an option. With a note on the reserves,

3049
02:47:07.270 --> 02:47:10.930
we could use either sewer or general for this reserve amount.

3050
02:47:10.990 --> 02:47:14.810
We could not use LOT for the whole thing because, local option tax only

3051

02:47:14.870 --> 02:47:18.730
has about 700,000 total cash in the

3052
02:47:18.790 --> 02:47:22.610
reserves, so the 420,000 amendment essentially

3053
02:47:22.620 --> 02:47:25.910
wipes that out, so we couldn't put all of it in local option tax.

3054
02:47:25.950 --> 02:47:28.530
That would be the only caveat. That's why I'm recommending just general fund

3055
02:47:28.550 --> 02:47:29.930
instead of all of it from LOT.

3056
02:47:31.650 --> 02:47:32.590
But that was a lot.

3057
02:47:32.810 --> 02:47:36.750
50/50 general fund, if council decides to

3058
02:47:36.790 --> 02:47:39.930
move forward with the 50% local option tax, 50% general fund,

3059
02:47:41.770 --> 02:47:44.270
that still leaves the-

3060
02:47:44.510 --> 02:47:44.810
Safety

3061
02:47:44.850 --> 02:47:48.810
... safety, the buffer essentially is to where if we have an issue,

3062
02:47:49.430 --> 02:47:50.010
our reserves.

3063
02:47:50.430 --> 02:47:50.830
Yes.

3064
02:47:50.930 --> 02:47:51.430
Yeah, sorry.

3065
02:47:51.510 --> 02:47:54.950
The general fund reserves are not negatively impacted by this.

3066
02:47:55.110 --> 02:47:55.260
Okay.

3067
02:47:55.350 --> 02:47:58.130
Neither would sewer, but, obviously the sewer fund,

3068
02:47:58.930 --> 02:48:00.890
we just don't know how much, which one would be allocated

3069
02:48:02.990 --> 02:48:06.770
yet. So the general fund, there's about 2.7

3070
02:48:06.790 --> 02:48:10.370
million in general funds, 600 of that is contingency,

3071
02:48:11.090 --> 02:48:14.780
100-ish thousand is equipment, and so the other $2

3072
02:48:14.810 --> 02:48:16.950
million we could use for this purchase.

3073
02:48:16.990 --> 02:48:20.850
So it wouldn't drop it to zero. We would still have contingency, which

3074
02:48:20.950 --> 02:48:21.170
is

3075
02:48:22.430 --> 02:48:26.210
50% of the operational budget of GF and a $1 million

3076
02:48:26.250 --> 02:48:26.610
buffer.

3077
02:48:27.290 --> 02:48:28.110
Got you.

3078

02:48:30.450 --> 02:48:31.980
All right. Any questions for staff?

3079
02:48:32.690 --> 02:48:34.110
I like the general fund idea.

3080
02:48:36.250 --> 02:48:38.110
I do, too. Just to keep it clean for now.

3081
02:48:38.370 --> 02:48:38.570
Mm-hmm.

3082
02:48:38.950 --> 02:48:39.350
Cleaner,

3083
02:48:40.590 --> 02:48:42.210
and till we have more certainty

3084
02:48:45.750 --> 02:48:47.430
on . On how much land will be used

3085
02:48:48.550 --> 02:48:49.470
for it and all that.

3086
02:48:51.350 --> 02:48:52.050
Yeah.

3087
02:48:55.670 --> 02:48:58.810
I don't have questions. Are we taking public comment or should I-

3088
02:48:59.650 --> 02:49:01.930
No, so the public comment will be at public hearing next-

3089
02:49:02.530 --> 02:49:02.990
So we're just-

3090
02:49:03.000 --> 02:49:03.630
... two weeks from now.

3091
02:49:04.000 --> 02:49:07.270
Okay. We're just voting to... Do we have to do anything right now?

3092
02:49:07.330 --> 02:49:08.450
So basically the-

3093
02:49:09.239 --> 02:49:09.239
If we-

3094
02:49:09.239 --> 02:49:09.239
... board of directors

3095
02:49:09.239 --> 02:49:11.850
... I would say, if we want to move it to general fund, I just need that direction

3096
02:49:11.910 --> 02:49:15.170
from council, and then I'll amend this

3097
02:49:16.390 --> 02:49:17.930
notice and post that in TVN.

3098
02:49:20.170 --> 02:49:23.930
I don't support the purchase of this property, and so I therefore

3099
02:49:24.050 --> 02:49:26.410
cannot support this budget amendment.

3100
02:49:29.230 --> 02:49:33.110
I support the split of the lot and the general fund

3101
02:49:33.270 --> 02:49:33.900
50/50.

3102
02:49:33.900 --> 02:49:35.049
Okay. So do I.

3103
02:49:36.049 --> 02:49:36.470
Got it.

3104
02:49:39.610 --> 02:49:39.990
Great.

3105

02:49:40.850 --> 02:49:41.810
Thank you, Jill.

3106
02:49:43.170 --> 02:49:43.180
Yeah.

3107
02:49:44.010 --> 02:49:46.750
So now we move on to matters for mayor, council, and staff.

3108
02:49:47.430 --> 02:49:50.350
Mayor, council, and staff

3109
02:49:51.770 --> 02:49:53.890
updates. Does anyone have an update this evening?

3110
02:49:55.270 --> 02:49:56.550
Are we doing a spring retreat?

3111
02:49:59.610 --> 02:50:00.530
Spring retreat?

3112
02:50:01.350 --> 02:50:02.910
I believe he said the middle of fall, right?

3113
02:50:03.110 --> 02:50:03.290
Yeah.

3114
02:50:03.630 --> 02:50:04.610
Yeah, that was the direction-

3115
02:50:04.670 --> 02:50:06.130
I guess that was Steven

3116
02:50:06.170 --> 02:50:07.110
... that you gave.

3117
02:50:07.670 --> 02:50:07.930
I will-

3118
02:50:08.550 --> 02:50:10.730
I actually was absent for that discussion.

3119
02:50:11.270 --> 02:50:12.130
I can add-

3120
02:50:12.570 --> 02:50:12.580
Sorry

3121
02:50:12.580 --> 02:50:16.470
... a little bit to that. There's a lot of bills

3122
02:50:16.490 --> 02:50:17.590
that were passed-

3123
02:50:17.620 --> 02:50:18.300
The mic. Oh, just pass it over.

3124
02:50:18.310 --> 02:50:21.730
Sorry. Yeah. A lot of bills passed and considered that are going to drop

3125
02:50:22.270 --> 02:50:24.850
some of the revenue that we have coming. So, liquor tax is a big one.

3126
02:50:25.310 --> 02:50:28.680
Excuse me. Point of order. Could you speak up? Because we can't hear you back here.

3127
02:50:28.710 --> 02:50:30.650
You can move up. There's plenty of seats right here.

3128
02:50:32.010 --> 02:50:35.750
She can try her best to speak up. She's addressing council, so if you would like to

3129
02:50:35.990 --> 02:50:36.980
come closer, we can spot-

3130
02:50:36.980 --> 02:50:37.470
We also have

3131
02:50:39.470 --> 02:50:39.850
public

3132

02:50:41.170 --> 02:50:44.700
hearing laws. Public meeting laws.

3133
02:50:46.710 --> 02:50:50.390
Yes. So, a couple of things with revenue that are looking a little scary.

3134
02:50:50.450 --> 02:50:53.850
We probably won't have those actual revenue numbers until June.

3135
02:50:54.610 --> 02:50:58.590
Liquor taxes is definitely dropping somewhere in between 10 and

3136
02:50:58.630 --> 02:51:00.990
30%. I'm waiting to get those back.

3137
02:51:01.170 --> 02:51:04.810
We get like 100,000 from that. Revenue share is also likely to decline,

3138
02:51:05.020 --> 02:51:08.980
so there are a lot of unknowns with revenue, and it doesn't seem feasible to have a

3139
02:51:09.050 --> 02:51:10.010
spring retreat, especially if we

3140
02:51:11.710 --> 02:51:14.030
want to have conversations about what projects we're going to prioritize.

3141
02:51:14.070 --> 02:51:17.830
And then if we get the funding in June and all of that funding is gone, then it's

3142
02:51:17.850 --> 02:51:21.110
kind of a waste of a conversation. So in October we're going to...

3143
02:51:21.130 --> 02:51:24.800
Or I shouldn't say October, but sometime in fall, we'll have a longer

3144
02:51:24.870 --> 02:51:28.530
conversation once we have the revenue numbers and can definitively say, "This is

3145
02:51:28.550 --> 02:51:31.990
how much we can prioritize, or move, or allocate." So

3146
02:51:32.938 --> 02:51:35.638
That's where the spring retreat conversation came from.

3147
02:51:36.518 --> 02:51:37.578
Thanks for the reminder, Jazzel.

3148
02:51:37.738 --> 02:51:37.918
Yep.

3149
02:51:39.878 --> 02:51:43.318
I've had a few people ask about the paving of Crystal

3150
02:51:43.398 --> 02:51:45.938
Bridge. Nate, can you give us an update, please?

3151
02:51:47.018 --> 02:51:50.758
Yeah. I talked to the engineer. They will be

3152
02:51:50.798 --> 02:51:53.918
trying to mow with a contractor somewhere around the 1st of May.

3153
02:51:54.778 --> 02:51:55.458
Great. Thank you.

3154
02:51:57.078 --> 02:52:00.198
I had another request, too, that reminded me.

3155
02:52:01.098 --> 02:52:03.058
Mike

3156
02:52:03.258 --> 02:52:06.828
Geraci's time is almost up probably,

3157
02:52:06.838 --> 02:52:07.258
and

3158
02:52:08.738 --> 02:52:10.987
some kind of discussion, work session,

3159

02:52:12.438 --> 02:52:14.438
something of what we want to do next.

3160
02:52:15.098 --> 02:52:18.418
His time almost up?

3161
02:52:19.478 --> 02:52:22.638
Yeah. He's completed much of the work plan.

3162
02:52:22.678 --> 02:52:26.158
I'm actually, tomorrow morning, I'll send you guys an update from Mike,

3163
02:52:27.938 --> 02:52:31.798
just updating you on where he's at, what he's accomplished, what's still

3164
02:52:31.938 --> 02:52:32.498
remaining.

3165
02:52:33.058 --> 02:52:36.957
And he could give a lot of direction on the next thing you should do

3166
02:52:37.038 --> 02:52:39.138
is go to RFP, and

3167
02:52:40.758 --> 02:52:44.638
some things you might be looking for, and we could decide that if

3168
02:52:46.918 --> 02:52:47.138
that's-

3169
02:52:47.538 --> 02:52:49.638
Yeah, no, I had that on my list as well.

3170
02:52:49.738 --> 02:52:50.658
And just an update on-

3171
02:52:51.178 --> 02:52:55.098
On the community narrative. I mentioned this two

3172
02:52:55.108 --> 02:52:58.878
weeks ago, that it had been six weeks, and that was part of the

3173
02:52:58.918 --> 02:53:02.858
reason that we went with him, and it's now been eight weeks,

3174
02:53:02.938 --> 02:53:05.258
and I would like to see those-

3175
02:53:06.278 --> 02:53:07.528
Didn't he get one last week or two? Go ahead.

3176
02:53:07.558 --> 02:53:11.358
Well, I would like to see those deliverables, and maybe as a side

3177
02:53:11.398 --> 02:53:11.658
note,

3178
02:53:12.478 --> 02:53:16.158
I would like to make sure I'm receiving all the emails that come to

3179
02:53:16.178 --> 02:53:16.678
council,

3180
02:53:17.738 --> 02:53:18.198
please.

3181
02:53:19.118 --> 02:53:22.768
Yeah. Can we look into the council@victor-

3182
02:53:23.018 --> 02:53:26.948
Please, I think we've talked about, but as

3183
02:53:27.018 --> 02:53:30.958
a reminder, please, no one should be using that council@.

3184
02:53:32.258 --> 02:53:33.398
It's a shared inbox.

3185
02:53:34.018 --> 02:53:34.318
Okay.

3186

02:53:34.378 --> 02:53:36.918
TTS, for some reason, thinks that it's

3187
02:53:38.318 --> 02:53:42.138
useful to have a shared inbox at some point, but it hasn't

3188
02:53:42.197 --> 02:53:43.638
worked. I've talked to Mike

3189
02:53:44.598 --> 02:53:47.178
again. Ask him again in our quarterly meeting.

3190
02:53:47.198 --> 02:53:48.908
Well, let's just make it say that when you do.

3191
02:53:48.908 --> 02:53:49.558
Whether you want to get rid of it.

3192
02:53:50.558 --> 02:53:51.878
Or the thing on the website.

3193
02:53:52.047 --> 02:53:54.158
Well, and I think now if you are-

3194
02:53:54.238 --> 02:53:55.478
They've done it on the website. It's been scrubbed from the website.

3195
02:53:55.558 --> 02:53:58.948
I assume there was not a signature on the email from

3196
02:53:58.998 --> 02:54:02.388
February 3rd, but I kind of assumed it was you, Jeremy, and-

3197
02:54:02.398 --> 02:54:03.718
That was not an email from me.

3198
02:54:05.498 --> 02:54:06.598
Can I ask who that was from?

3199
02:54:06.758 --> 02:54:10.088
I don't know who it was from. The first time I saw it was-

3200
02:54:10.088 --> 02:54:11.498
Sue, the email was from Sue.

3201
02:54:12.718 --> 02:54:13.158
I'm pretty sure.

3202
02:54:13.238 --> 02:54:14.498
On February the 3rd?

3203
02:54:15.598 --> 02:54:16.778
I don't know.

3204
02:54:16.878 --> 02:54:19.658
Well, the one I forwarded you was from Sue, so I'm telling you now.

3205
02:54:20.598 --> 02:54:21.898
To the council, or

3206
02:54:23.138 --> 02:54:23.938
was that to-

3207
02:54:24.098 --> 02:54:25.838
It was to that alias that doesn't work

3208
02:54:26.198 --> 02:54:26.207
... the council other than me?

3209
02:54:26.218 --> 02:54:28.868
It was to that alias that doesn't work.

3210
02:54:28.928 --> 02:54:29.188
It was to that, to council.

3211
02:54:29.188 --> 02:54:30.258
And that was from you?

3212
02:54:30.578 --> 02:54:30.918
Yeah.

3213

02:54:31.998 --> 02:54:34.908
Thank you. And just to clarify, that

3214
02:54:34.958 --> 02:54:36.118
was

3215
02:54:37.038 --> 02:54:38.798
basically accusing me

3216
02:54:39.758 --> 02:54:40.058
of-

3217
02:54:42.498 --> 02:54:44.238
It didn't accuse anybody

3218
02:54:44.248 --> 02:54:44.248
... infringement.

3219
02:54:44.248 --> 02:54:44.588
It didn't accuse anybody of anything.

3220
02:54:44.858 --> 02:54:46.397
I just reported what I heard.

3221
02:54:47.898 --> 02:54:50.118
Right. This is a report job, but we're not here to-

3222
02:54:50.258 --> 02:54:51.438
I have one more question

3223
02:54:51.458 --> 02:54:52.648
... we're not here to deliberate, we're here for updates

3224
02:54:52.698 --> 02:54:56.177
... a different question. I have a totally different topic.

3225
02:54:58.198 --> 02:54:58.618
Robert-

3226
02:54:58.648 --> 02:54:59.318
Your name wasn't in that email.

3227
02:54:59.878 --> 02:55:00.318
Excuse me?

3228
02:55:00.558 --> 02:55:02.418
Your name wasn't in that email. Just

3229
02:55:03.818 --> 02:55:03.938
so-

3230
02:55:04.158 --> 02:55:04.438
Okay

3231
02:55:04.558 --> 02:55:04.678
... yeah.

3232
02:55:05.038 --> 02:55:08.418
Since you just commented, even though I was going to change the subject,

3233
02:55:09.198 --> 02:55:13.168
Sue sent it specifically to me when I asked

3234
02:55:13.218 --> 02:55:13.438
her-

3235
02:55:13.478 --> 02:55:13.808
All right. We're not doing this

3236
02:55:13.818 --> 02:55:15.858
... "Are you accusing me of something?"

3237
02:55:16.238 --> 02:55:16.248
We're not doing this.

3238
02:55:16.278 --> 02:55:17.368
She sent it to me.

3239
02:55:17.368 --> 02:55:17.848
We're not doing this. Please don't make me do this.

3240

02:55:17.858 --> 02:55:19.318
And she said, "Yes."

3241
02:55:20.958 --> 02:55:21.358
Please.

3242
02:55:22.958 --> 02:55:26.188
Call to order. Does anyone else have any updates to give?

3243
02:55:26.278 --> 02:55:28.618
I do. Well, I have another question.

3244
02:55:28.638 --> 02:55:29.818
We're talking questions.

3245
02:55:29.848 --> 02:55:29.848
Robert-

3246
02:55:29.858 --> 02:55:30.238
It's updates.

3247
02:55:30.278 --> 02:55:30.618
Okay.

3248
02:55:31.458 --> 02:55:34.738
But when you do not give me updates, then I have to ask

3249
02:55:34.778 --> 02:55:38.378
questions. I would like to know the result of yesterday's

3250
02:55:38.498 --> 02:55:40.538
judicial confirmation hearing,

3251
02:55:42.518 --> 02:55:44.838
and I think the public deserves to know that as well.

3252
02:55:45.318 --> 02:55:46.738
Yeah, that's a fair enough question.

3253
02:55:48.878 --> 02:55:49.677
The judge

3254
02:55:51.078 --> 02:55:52.758
has granted the

3255
02:55:54.398 --> 02:55:57.418
person who hired a lawyer who objected or intervened, I think

3256
02:55:57.438 --> 02:56:00.138
they pleaded for an intervening,

3257
02:56:01.258 --> 02:56:02.738
till September sometime,

3258
02:56:04.698 --> 02:56:05.278
for the hearing.

3259
02:56:05.878 --> 02:56:06.318
September.

3260
02:56:06.348 --> 02:56:07.978
And the judge's calendar is

3261
02:56:09.238 --> 02:56:11.898
totally booked until then,

3262
02:56:13.258 --> 02:56:16.498
except for maybe much earlier, but the

3263
02:56:17.458 --> 02:56:21.218
person who intervened's attorney had no free time

3264
02:56:22.518 --> 02:56:25.058
to engage in what he claims to be a three-day

3265
02:56:26.098 --> 02:56:29.258
hearing, which is unheard of for judicial confirmation.

3266
02:56:29.378 --> 02:56:31.478
So anyway, that's where it's at right now.

3267

02:56:33.638 --> 02:56:34.968
Status conference. Yeah.

3268
02:56:34.978 --> 02:56:38.918
Thank you. I've requested this before, and I didn't bring it up

3269
02:56:39.098 --> 02:56:42.378
the last time when the complaint was filed,

3270
02:56:43.038 --> 02:56:46.498
but I would again like to request that when

3271
02:56:46.578 --> 02:56:50.418
situations like this come up, that I feel like

3272
02:56:50.478 --> 02:56:53.878
are important for council to know, I would much

3273
02:56:53.918 --> 02:56:57.298
prefer to hear that from

3274
02:56:57.658 --> 02:57:01.518
inside the city rather than have to hear that during a public

3275
02:57:01.578 --> 02:57:05.558
comment, or in the newspaper, or from community

3276
02:57:05.638 --> 02:57:08.938
members. I think it makes me

3277
02:57:09.198 --> 02:57:12.578
feel like I don't know what's going on,

3278
02:57:13.658 --> 02:57:14.058
and

3279
02:57:16.018 --> 02:57:19.878
that makes me feel kind of silly. And I like to know what's going

3280
02:57:19.958 --> 02:57:23.548
on, and yet I can't always go to all of these

3281
02:57:23.578 --> 02:57:24.638
things. So that's

3282
02:57:25.578 --> 02:57:28.088
just a request. And then

3283
02:57:28.938 --> 02:57:31.258
it does make me wonder if

3284
02:57:32.338 --> 02:57:36.278
we aren't able to get judicial confirmation

3285
02:57:36.378 --> 02:57:38.018
for five plus

3286
02:57:38.178 --> 02:57:42.106
monthsShould we consider

3287
02:57:44.066 --> 02:57:47.186
putting this on the ballot, or should we

3288
02:57:47.246 --> 02:57:51.166
consider that we shouldn't continue to spend money

3289
02:57:51.266 --> 02:57:53.586
on this if we don't know how we're paying for it?

3290
02:57:54.066 --> 02:57:57.526
And maybe that's something that would be appropriate to put on an agenda, Will.

3291
02:57:58.506 --> 02:57:59.476
We've got to stop deliberating.

3292
02:57:59.496 --> 02:57:59.846
Yeah, we-

3293
02:58:00.166 --> 02:58:02.316
I'm not deliberating, I'm asking questions.

3294

02:58:02.326 --> 02:58:02.996
Other council has to reach out.

3295
02:58:03.026 --> 02:58:05.306
Let me know. We've

3296
02:58:07.286 --> 02:58:09.086
been talking about the added department heads.

3297
02:58:09.146 --> 02:58:13.026
Great, but you have not communicated that, so I don't know

3298
02:58:13.206 --> 02:58:13.236
it.

3299
02:58:13.236 --> 02:58:14.286
The department heads was just this morning.

3300
02:58:14.806 --> 02:58:16.466
Okay, that's fine. But,

3301
02:58:17.326 --> 02:58:18.886
this is me saying,

3302
02:58:20.306 --> 02:58:23.226
could you please communicate with us about that?

3303
02:58:24.166 --> 02:58:26.226
Because I'm concerned.

3304
02:58:28.266 --> 02:58:31.196
Yeah. If we decide to recommend, then we'll obviously let

3305
02:58:31.266 --> 02:58:33.706
you know, because we would need your approval.

3306
02:58:35.266 --> 02:58:38.676
So this is me asking for us to be able to have a

3307
02:58:38.726 --> 02:58:40.286
conversation about that, please.

3308
02:58:42.426 --> 02:58:44.146
I think that we are

3309
02:58:45.466 --> 02:58:47.426
responsible for

3310
02:58:48.646 --> 02:58:50.086
how to pay for

3311
02:58:51.846 --> 02:58:54.326
attorneys, wastewater treatment,

3312
02:58:55.786 --> 02:58:58.366
everything. And so if

3313
02:58:58.506 --> 02:59:02.206
we're delayed by five

3314
02:59:02.246 --> 02:59:02.846
months

3315
02:59:03.706 --> 02:59:03.986
in

3316
02:59:05.186 --> 02:59:09.066
a way to pay for this, I think that deserves a

3317
02:59:09.126 --> 02:59:12.386
conversation. I would like to request that, please.

3318
02:59:15.846 --> 02:59:16.666
Any other updates?

3319
02:59:19.606 --> 02:59:21.326
Does anyone agree with me?

3320
02:59:21.526 --> 02:59:23.446
Yeah, I think it deserves a conversation.

3321

02:59:28.066 --> 02:59:30.066
I'm observing, Will.

3322
02:59:31.906 --> 02:59:35.806
Well, if three out

3323
02:59:35.826 --> 02:59:39.426
of four of us agree, then it can be put on an agenda

3324
02:59:39.586 --> 02:59:42.026
regardless of the mayor's purview.

3325
02:59:42.726 --> 02:59:46.706
And so if you agree, I would ask that you say that, so that

3326
02:59:46.746 --> 02:59:49.546
we can put it on the agenda and have a conversation about it.

3327
02:59:52.186 --> 02:59:56.126
I was not prepared to consider this tonight,

3328
02:59:56.206 --> 02:59:59.506
and you're just bringing it up right now, and I would like more information first.

3329
03:00:01.446 --> 03:00:01.826
That's fair.

3330
03:00:02.666 --> 03:00:06.546
I would ask that in the next two weeks before the next meeting, you

3331
03:00:06.566 --> 03:00:09.886
think about that so that we can talk about it again if

3332
03:00:09.926 --> 03:00:10.566
necessary.

3333
03:00:13.106 --> 03:00:16.276
So then I'd entertain a motion to recess into executive session to communicate with

3334
03:00:16.286 --> 03:00:19.716
legal counsel for the public agency to discuss the legal ramifications of, and

3335
03:00:19.746 --> 03:00:23.546
legal options for pending litigation or controversies not yet being litigated, but

3336
03:00:23.606 --> 03:00:24.986
imminently likely to be litigated.

3337
03:00:25.376 --> 03:00:28.806
The mere presence of legal counsel at an executive session does not satisfy this

3338
03:00:28.826 --> 03:00:32.246
requirement, pursuant to Idaho Code Section 74-206

3339
03:00:32.306 --> 03:00:33.846
subsection F.

3340
03:00:34.706 --> 03:00:34.946
I so move.

3341
03:00:36.466 --> 03:00:37.246
I second.

3342
03:00:37.326 --> 03:00:39.126
Motion made and seconded. Councilor Rough?

3343
03:00:39.466 --> 03:00:39.746
Aye.

3344
03:00:40.126 --> 03:00:40.946
Councilor Muncaster?

3345
03:00:41.106 --> 03:00:41.826
Aye.

3346
03:00:41.866 --> 03:00:42.626
Councilor Subra?

3347
03:00:42.766 --> 03:00:43.126
Aye.

3348

03:00:43.186 --> 03:00:44.855
Hear ye, all in favor? We'll

3349
03:00:45.146 --> 03:00:48.996
excuse this

3350
03:00:49.486 --> 03:00:50.756
executive session.

Victor Planning and Zoning Commission Hearing Transcript, February 19, 2026

WEBVTT

1
00:17:00.465 --> 00:17:01.705
I just refreshed the page and it worked.

2
00:17:01.805 --> 00:17:04.665
So my back?

3
00:17:10.365 --> 00:17:10.585
Yes.

4
00:17:23.975 --> 00:17:25.345
What he did quote,

5
00:17:43.425 --> 00:17:43.985
I saw the,

6
00:17:51.465 --> 00:17:52.465
You say minutes. I

7
00:17:52.465 --> 00:17:56.245
go. Okay. Alright, we'll get started then with the,

8
00:17:56.245 --> 00:18:01.005
uh, February 19th planning and zoning commission meeting.

9
00:18:02.065 --> 00:18:06.885
Um, with the first item being the review

10
00:18:07.045 --> 00:18:10.085
of the January 22nd meeting minutes.

11
00:18:13.965 --> 00:18:18.405
I didn't see any, The 2026 thing. Yeah,

12
00:18:18.545 --> 00:18:19.545
We can fix it.

13
00:18:41.065 --> 00:18:43.485
All right. So that's, we have, uh, ability

14
00:18:43.485 --> 00:18:45.965
to approve these minutes with just Christie and I really?

15
00:18:47.115 --> 00:18:50.515
Yeah. Um, just the two of us.

16
00:18:50.575 --> 00:18:51.635
How do we do, he wasn't here,

17
00:18:54.585 --> 00:18:55.585
Right? Yeah. We

18
00:18:55.585 --> 00:18:58.295
should probably, I was gonna say we get motion

19
00:18:58.755 --> 00:19:00.815
and vote, but we, or vote motion and second.

20
00:19:00.915 --> 00:19:04.095
But we should, we can continue. We continue it. Yeah.

21
00:19:04.565 --> 00:19:09.215
Okay. So do we Need a motion for that? No. Okay.

22
00:19:11.205 --> 00:19:11.695
Alright.

23
00:19:16.035 --> 00:19:18.935
Uh, with that being said, then we'll move on to our first,

24
00:19:19.515 --> 00:19:23.575
uh, public hearing, SD 2025 dash 16,

25
00:19:23.655 --> 00:19:27.215

which the short plat and LU 2025 dash 17 rezoning

26
00:19:28.235 --> 00:19:29.615
to R two and cx.

27
00:19:31.085 --> 00:19:33.695
Okay. I'll get started with the staff report.

28
00:19:33.795 --> 00:19:36.895
The applicant will have a presentation, uh,

29
00:19:36.895 --> 00:19:38.055
following any questions for me?

30
00:19:38.875 --> 00:19:39.875
Um,

31
00:19:42.155 --> 00:19:43.155
Alright.

32
00:19:47.355 --> 00:19:49.565
Okay. So the property, um,

33
00:19:50.145 --> 00:19:52.525
is located at baseline and the highway.

34
00:19:53.075 --> 00:19:55.165
It's a triangular shape,

35
00:19:55.165 --> 00:19:57.685
approximately a little less than seven and a half acres.

36
00:19:58.305 --> 00:20:00.885
Um, it is currently zoned rc.

37
00:20:00.995 --> 00:20:04.165
They annexed last year without a zoning request, um,

38
00:20:04.385 --> 00:20:09.365
and was assigned rc um, as kind of a placeholder, um,

39
00:20:09.665 --> 00:20:12.605
zoning district that would allow very similar development

40
00:20:12.605 --> 00:20:13.845
than what the, um,

41
00:20:13.895 --> 00:20:16.245
underlying county zoning was before their annexation.

42
00:20:16.785 --> 00:20:20.285
So that is kind of where, um, they,

43
00:20:21.495 --> 00:20:23.805
where they went through before coming with,

44
00:20:23.825 --> 00:20:25.005
in with this application.

45
00:20:25.225 --> 00:20:27.725
Um, prior to both of these things happening,

46
00:20:27.755 --> 00:20:30.285
they did submit, um, a couple years ago

47
00:20:30.475 --> 00:20:32.125
with a larger project idea.

48
00:20:32.585 --> 00:20:34.525
Um, the scope is similar, um,

49
00:20:34.745 --> 00:20:37.245
but they haven't done a full new layout

50
00:20:37.665 --> 00:20:39.765

of the site configuration.

51
00:20:40.345 --> 00:20:43.245
Um, so we're dealing kind of with general bubble plans

52
00:20:43.425 --> 00:20:46.005
and my understanding is the applicant is open

53
00:20:46.065 --> 00:20:49.525
to hearing some additional ideas of, um, other things

54
00:20:49.525 --> 00:20:52.605
that we want to see, um, pertaining

55
00:20:52.605 --> 00:20:54.565
to the zoning districts that they're requesting.

56
00:20:54.785 --> 00:20:58.885
So this application is a combination of a short flat,

57
00:20:59.095 --> 00:21:01.525
which requires public hearing in front of you guys as well

58
00:21:01.665 --> 00:21:05.765
as a rezoning from the current RC

59
00:21:06.065 --> 00:21:09.525
to a portion of the property being RM two.

60
00:21:09.665 --> 00:21:11.165
We allow for multifamily

61
00:21:11.345 --> 00:21:14.485
and a portion of the property to be CX

62
00:21:14.705 --> 00:21:16.165
to allow for mixed use.

63
00:21:16.905 --> 00:21:19.165
Um, the records

64
00:21:19.705 --> 00:21:22.165
are from this application are outlined here.

65
00:21:22.585 --> 00:21:24.765
You guys have the ability to recommend approval,

66
00:21:25.245 --> 00:21:26.565
recommend denial, and continue

67
00:21:26.585 --> 00:21:28.165
for more information if necessary.

68
00:21:28.865 --> 00:21:31.645
Um, going through the, um,

69
00:21:32.525 --> 00:21:34.725
rezone application first, um,

70
00:21:34.905 --> 00:21:38.885
as this creates the minimum lot sizes and things like that,

71
00:21:39.105 --> 00:21:41.045
but then the short, flat needs to follow.

72
00:21:41.585 --> 00:21:45.845
Um, starting with the rezone, we'll go over these items.

73
00:21:46.265 --> 00:21:51.085
Um, I included some of the language from the

74
00:21:51.915 --> 00:21:53.845
comprehensive plan as well

75
00:21:54.065 --> 00:21:56.245

as from land development code pertaining

76
00:21:56.245 --> 00:21:58.645
to the zonings that they're requesting.

77
00:21:58.825 --> 00:22:02.445
So the employment, um, is a portion

78
00:22:02.705 --> 00:22:05.565
of the property designation for future land use map.

79
00:22:05.945 --> 00:22:10.285
Um, it outlines here some of the kind of mixed use capacity,

80
00:22:10.525 --> 00:22:12.205
a commercial campus like feel.

81
00:22:12.665 --> 00:22:16.285
Um, description, the open space designation is related

82
00:22:16.305 --> 00:22:17.685
to the floodplain.

83
00:22:18.225 --> 00:22:21.485
Um, they are working on getting a floodplain permit

84
00:22:21.825 --> 00:22:24.685
to adjust and fill some of that floodplain.

85
00:22:25.065 --> 00:22:29.445
Um, making sure that there is zero rise, uh, which is kind

86
00:22:29.445 --> 00:22:32.925
of the terminology that we'll be using moving forward, um,

87
00:22:33.345 --> 00:22:35.205
to zero rise

88
00:22:35.465 --> 00:22:38.965
or no rise certificates, um, are gonna be a part

89
00:22:38.965 --> 00:22:42.205
of our code moving forward for floodplains to make sure

90
00:22:42.205 --> 00:22:45.445
that even if they're bringing infill on the site, um,

91
00:22:45.445 --> 00:22:48.085
they would still have to compensate, uh,

92
00:22:48.085 --> 00:22:51.205
elsewhere on the site to make sure that any changes

93
00:22:51.315 --> 00:22:53.365
that they're doing because of their development,

94
00:22:53.555 --> 00:22:54.645
it's not offsetting

95
00:22:54.865 --> 00:22:57.845
or impacting the floodplain on any neighboring properties.

96
00:22:58.345 --> 00:23:00.045
Um, so they've been working on that

97
00:23:00.745 --> 00:23:01.885
and working through the process

98
00:23:02.025 --> 00:23:05.645
to get their floodplain permits to be able to, um, to do

99
00:23:05.645 --> 00:23:06.925
that bill and have more

100
00:23:06.925 --> 00:23:08.925

of the property open for development.

101
00:23:09.045 --> 00:23:10.125
'cause right now, large portion

102
00:23:10.125 --> 00:23:11.805
of it is designated as floodplains.

103
00:23:12.225 --> 00:23:15.685
Um, the cx, uh,

104
00:23:15.685 --> 00:23:18.725
again included the description for CX on here as well,

105
00:23:18.725 --> 00:23:21.925
which com accommodates better description of the mixed use,

106
00:23:22.465 --> 00:23:26.245
um, allows for different types of shop front live work, uh,

107
00:23:26.315 --> 00:23:29.805
does also allow for, uh, multi-family, um, to make sure

108
00:23:29.805 --> 00:23:33.565
that we don't have multi-family apartment buildings on the

109
00:23:33.765 --> 00:23:35.365
entirety of the site, even though there's

110
00:23:35.365 --> 00:23:36.405
two different zoning districts.

111
00:23:36.445 --> 00:23:37.685
I did address that in a condition

112
00:23:37.685 --> 00:23:39.125
of approval I'll go over in a minute.

113
00:23:39.875 --> 00:23:41.445
Then the RM two zoning

114
00:23:42.315 --> 00:23:44.805
also included the description from the code here as well.

115
00:23:45.465 --> 00:23:50.205
Um, outlining the, um, the RM two will allow all the way up

116
00:23:50.205 --> 00:23:53.285
to apartments, could allow town homes fourplexes.

117
00:23:53.665 --> 00:23:55.885
We don't know the full configuration of that yet

118
00:23:56.185 --> 00:23:57.925
as they don't have a detailed site plan.

119
00:23:58.385 --> 00:24:02.325
Um, but have also outlined some general conditions on some

120
00:24:02.325 --> 00:24:03.885
of these items as well.

121
00:24:04.665 --> 00:24:07.965
Um, then, um, the, would

122
00:24:07.965 --> 00:24:09.725
You mind the last condition?

123
00:24:11.565 --> 00:24:13.805
I think it's awfully confusing if you could just

124
00:24:13.805 --> 00:24:16.245
where it says to ensure that residential is not developed.

125
00:24:16.785 --> 00:24:19.085

Yep. I'll jump down to those. It also has a

126
00:24:19.085 --> 00:24:21.645
Type on the bottom that says and, but fully allowed.

127
00:24:21.865 --> 00:24:24.765
No, thank you. Um, so

128
00:24:26.225 --> 00:24:27.225
How was that for you?

129
00:24:29.755 --> 00:24:31.605
That was in the conditions of approval points.

130
00:24:32.745 --> 00:24:34.485
Oh, in the, in the bullet points. Sorry.

131
00:24:34.485 --> 00:24:37.525
Thought you meant the conditions. Um, it was

132
00:24:38.295 --> 00:24:39.885
There the last one. Okay.

133
00:24:40.825 --> 00:24:45.735
Um, yeah, so this is kind of what I meant in regards

134
00:24:45.735 --> 00:24:46.735
to that condition of approval.

135
00:24:46.995 --> 00:24:49.535
So I've added a condition of approval.

136
00:24:49.705 --> 00:24:52.615
Again, we'll get to once we go through all of those, um,

137
00:24:53.005 --> 00:24:56.055
that really pertains more to the

138
00:24:56.995 --> 00:24:58.335
CX portion of the property.

139
00:24:58.995 --> 00:25:01.735
Um, that the entirety

140
00:25:01.835 --> 00:25:04.375
of it cannot have apartment buildings

141
00:25:04.595 --> 00:25:08.295
and mixed, um, multi-family development on it.

142
00:25:08.765 --> 00:25:12.535
That, um, the condition is written to a cap of the number

143
00:25:12.555 --> 00:25:17.335
of units of multi-family within the CX zoning.

144
00:25:18.035 --> 00:25:20.495
Um, so that they could still maybe have an apartment

145
00:25:20.775 --> 00:25:22.575
building or two, but then need

146
00:25:22.575 --> 00:25:24.215
to focus on something more mixed use

147
00:25:24.475 --> 00:25:27.255
or focus on commercial, uh, live work.

148
00:25:27.265 --> 00:25:31.775
Other, other alternative types of uses, again,

149
00:25:31.775 --> 00:25:34.775
that focus on that commercial aspect of the CX zoning.

150
00:25:35.435 --> 00:25:38.935

And then the RN two zoning does not allow for commercial.

151
00:25:39.115 --> 00:25:41.015
So really focusing on, okay, this is

152
00:25:41.015 --> 00:25:42.215
where the residence is gonna be.

153
00:25:42.325 --> 00:25:43.695
This is where the commercial's gonna be.

154
00:25:43.695 --> 00:25:45.415
So that cap is on the commercial side

155
00:25:45.435 --> 00:25:46.495
and we'll again, we'll get

156
00:25:46.495 --> 00:25:47.975
to those when I get through to all the conditions.

157
00:25:48.995 --> 00:25:52.255
Jordan, is it possible for you to expand like full screen?

158
00:25:53.255 --> 00:25:54.815
I, I'm working on the, the section.

159
00:26:00.275 --> 00:26:00.855
Is that better?

160
00:26:01.315 --> 00:26:03.855
You tell me. I'm trying to help but small.

161
00:26:04.765 --> 00:26:06.895
It's, yeah, it's small on that one. It's better.

162
00:26:07.165 --> 00:26:11.655
Okay, thank you. Um, then the criteria for rezoning,

163
00:26:12.075 --> 00:26:16.175
um, trying to address both, um, the RM two

164
00:26:16.635 --> 00:26:17.855
and CX portions.

165
00:26:17.995 --> 00:26:19.775
Um, all the proposed items come from

166
00:26:19.775 --> 00:26:20.895
the applicant's narrative.

167
00:26:21.475 --> 00:26:23.855
Um, so outlining the purpose

168
00:26:23.995 --> 00:26:27.415
and intent, the compatibility with the, uh,

169
00:26:27.415 --> 00:26:31.255
future land use map that I went over from the employment

170
00:26:31.255 --> 00:26:34.495
and open space designations, hearing out the character,

171
00:26:34.505 --> 00:26:38.295
which is also in line with the description of the items

172
00:26:38.475 --> 00:26:43.095
and the suggested uses, um, from the comprehensive plan, um,

173
00:26:43.505 --> 00:26:45.885
if the property is appropriate for the development.

174
00:26:46.025 --> 00:26:50.165
In this case, they were referencing the, um, the bus stop,

175
00:26:50.225 --> 00:26:53.885

the transit system, um, flatten level.

176
00:26:54.185 --> 00:26:56.525
Um, other than having to deal with the flood plan there,

177
00:26:56.525 --> 00:26:58.125
they'll be leveling it a little bit more

178
00:26:58.145 --> 00:26:59.565
to accommodate some of those things.

179
00:27:00.425 --> 00:27:04.725
Um, the existing zoning, um, it, again,

180
00:27:04.945 --> 00:27:06.245
it was kind of a placeholder

181
00:27:06.705 --> 00:27:09.165
and was being to be more compatible

182
00:27:09.275 --> 00:27:11.205
with the prior county zoning.

183
00:27:11.465 --> 00:27:14.005
So all you could ever have would be

184
00:27:14.985 --> 00:27:19.005
two single family lots on the existing parcel, um,

185
00:27:19.305 --> 00:27:20.645
per the RC zoning.

186
00:27:21.025 --> 00:27:22.205
So this, um,

187
00:27:23.265 --> 00:27:25.485
is definitely a better use than just two homes on

188
00:27:25.485 --> 00:27:27.365
that piece, especially in its proximity

189
00:27:27.465 --> 00:27:29.245
to other commercial uses in the highway.

190
00:27:30.185 --> 00:27:33.485
Um, and need, um, they're referencing the

191
00:27:34.365 --> 00:27:36.005
regional housing assessment, um,

192
00:27:36.865 --> 00:27:40.045
and the data that we have from that in regards to the need

193
00:27:40.045 --> 00:27:41.605
for more housing units in the valley.

194
00:27:42.425 --> 00:27:44.285
As far as service providers, uh,

195
00:27:44.285 --> 00:27:47.925
we don't have any comments from service providers, um,

196
00:27:47.985 --> 00:27:51.485
but they do outline some of the other, um, items

197
00:27:51.485 --> 00:27:52.645
regarding capacity

198
00:27:53.065 --> 00:27:57.845
and um, services as far as environmental.

199
00:27:58.185 --> 00:28:01.085
Um, they've referenced the FEMA floodplain

200
00:28:01.145 --> 00:28:04.005

and the permits that they will need to obtain through FEMA

201
00:28:04.065 --> 00:28:08.285
to be able to, um, integrate that into their design as well

202
00:28:08.285 --> 00:28:11.085
as floodplain man or storm water management, um,

203
00:28:11.185 --> 00:28:12.245
and those types of things.

204
00:28:12.865 --> 00:28:15.605
Um, other than the floodplain,

205
00:28:15.835 --> 00:28:18.605
they're not within a designated wetland,

206
00:28:18.605 --> 00:28:20.765
they're not in a wildlife overlay,

207
00:28:21.895 --> 00:28:24.195
so there's not really any other, um,

208
00:28:24.345 --> 00:28:27.555
environmental concerns other than the, the floodplain

209
00:28:27.555 --> 00:28:29.235
that they're already working with FEMA on.

210
00:28:29.455 --> 00:28:32.875
And then as far as, um, potential adverse impacts, again,

211
00:28:32.875 --> 00:28:36.515
that zero rise certificate that they'll be getting, um,

212
00:28:36.895 --> 00:28:39.275
to make sure that their development does not impact the

213
00:28:39.275 --> 00:28:41.915
floodplain of any other development in regards

214
00:28:41.975 --> 00:28:43.755
to the short, flat application.

215
00:28:43.755 --> 00:28:46.955
So the second piece of the application that's paired

216
00:28:46.955 --> 00:28:49.035
with this is to divide the seven

217
00:28:49.055 --> 00:28:51.595
and a half acres into four separate parcels.

218
00:28:52.135 --> 00:28:55.035
Two of those being with the CX zoning.

219
00:28:55.295 --> 00:28:57.995
Two of those with the RM two zoning.

220
00:28:58.655 --> 00:29:02.235
Um, with the short, flat criteria.

221
00:29:02.855 --> 00:29:04.635
Um, they're creating four lots.

222
00:29:04.815 --> 00:29:07.755
And then, um, this has been kind of common with some

223
00:29:07.755 --> 00:29:10.315
of our short flat applications coming through lately.

224
00:29:10.895 --> 00:29:15.635
Um, but they were, were cut every intention to meet all

225
00:29:15.635 --> 00:29:16.675

of these requirements.

226
00:29:17.055 --> 00:29:18.635
And, um, myself

227
00:29:18.855 --> 00:29:22.595
and our public works director wanted to see a roadway.

228
00:29:22.895 --> 00:29:25.475
Um, being that it's a seven acre site, it would make sense

229
00:29:25.475 --> 00:29:27.915
to have a public roadway connection

230
00:29:27.915 --> 00:29:30.915
through this site subbing to the neighboring site

231
00:29:30.915 --> 00:29:32.435
that will then loop back through

232
00:29:32.895 --> 00:29:34.715
to south agate farther north.

233
00:29:35.215 --> 00:29:39.195
Um, so that is why the roadway is in the configuration.

234
00:29:39.655 --> 00:29:42.245
That's why there's proposed utilities, um,

235
00:29:42.345 --> 00:29:43.525
as a part of this as well.

236
00:29:43.595 --> 00:29:48.245
Even though the, um, the code says that these are items that

237
00:29:48.945 --> 00:29:51.445
should not be needed as far as a short flat,

238
00:29:51.465 --> 00:29:53.965
and again, they could have met these requirements.

239
00:29:54.185 --> 00:29:58.725
Uh, it's just the desire for better smart development, um,

240
00:29:58.945 --> 00:30:01.285
is why planning and public works have

241
00:30:01.285 --> 00:30:02.765
requested that that be a public roadway.

242
00:30:03.505 --> 00:30:06.485
Um, and then as far as meeting the lot sizes,

243
00:30:06.485 --> 00:30:09.485
furnish requirements, um, being met

244
00:30:09.485 --> 00:30:13.245
and also having the support of, uh, myself public works.

245
00:30:13.385 --> 00:30:15.405
Uh, we haven't heard from any other outside agencies,

246
00:30:15.505 --> 00:30:20.485
but, um, I have talked with fire in regards to the roadway.

247
00:30:20.865 --> 00:30:22.605
Um, this will actually help meet some

248
00:30:22.605 --> 00:30:23.805
of the fire requirements.

249
00:30:23.875 --> 00:30:25.405
I'll just have to work with them in regards

250
00:30:25.405 --> 00:30:27.485

to a temporary turnaround at that stub

251
00:30:27.825 --> 00:30:30.565
or if it's configured into the site development

252
00:30:30.565 --> 00:30:31.965
to give them a turnaround at the end

253
00:30:31.965 --> 00:30:33.125
of the proposed roadway.

254
00:30:33.625 --> 00:30:37.395
Um, until that street connects in the future, um,

255
00:30:37.395 --> 00:30:40.395
conclusions of law are there at a legal standpoint,

256
00:30:40.525 --> 00:30:42.955
we've got suggested motions for you whether you want

257
00:30:42.955 --> 00:30:46.475
to approve, deny, or continue this evening conditions.

258
00:30:46.975 --> 00:30:48.555
Um, I'll kind of go through some of these

259
00:30:48.915 --> 00:30:50.915
'cause they're not just the basic standard conditions.

260
00:30:51.105 --> 00:30:54.075
Some of 'em are, but some of 'em are more, um, related to

261
00:30:55.015 --> 00:30:57.275
the vagueness of the site plan

262
00:30:57.335 --> 00:31:00.675
and trying to put some safeguards in here to make sure that,

263
00:31:01.055 --> 00:31:04.715
um, we're not just getting anything, um, that's allowed

264
00:31:05.215 --> 00:31:07.515
by the use chart, but actually kind of curating

265
00:31:08.105 --> 00:31:09.395
what could happen on this site.

266
00:31:09.815 --> 00:31:13.275
So the standard one starting that the owners responsible

267
00:31:13.295 --> 00:31:15.115
for all local state federal laws.

268
00:31:15.615 --> 00:31:18.715
Um, the minimum of 10% residential deed restrictions

269
00:31:18.715 --> 00:31:20.195
for qualified local households.

270
00:31:20.195 --> 00:31:22.955
This has been kind of a standard condition

271
00:31:22.955 --> 00:31:24.155
that's being added for anything

272
00:31:24.155 --> 00:31:25.515
that has a residential component.

273
00:31:26.415 --> 00:31:30.715
And then, uh, we also have that a minimum of 20%

274
00:31:30.775 --> 00:31:34.395
of the residential dwelling units shall not be allowed

275
00:31:34.455 --> 00:31:36.035

to be used for short-term rentals.

276
00:31:36.335 --> 00:31:39.435
Uh, which is also something that council has been adding,

277
00:31:39.695 --> 00:31:40.715
um, more frequently.

278
00:31:41.255 --> 00:31:44.035
Um, and it hasn't always been seen by you guys,

279
00:31:44.655 --> 00:31:46.435
but councils then adds it on their end.

280
00:31:46.495 --> 00:31:50.795
So since it's been added so often, um, I'm adding it in, um,

281
00:31:50.985 --> 00:31:53.315
kind of as a baseline at this point.

282
00:31:53.455 --> 00:31:55.995
It is listed in the code as a potential condition.

283
00:31:55.995 --> 00:31:58.555
So it's not like this is out of, uh, left field.

284
00:31:58.735 --> 00:32:00.195
The applicants are aware of it

285
00:32:00.295 --> 00:32:02.595
and is been in the code for at least a year

286
00:32:02.595 --> 00:32:04.035
and a half, two years that this is a

287
00:32:04.035 --> 00:32:05.115
possibility on re zones.

288
00:32:05.575 --> 00:32:09.115
Um, and then dwelling units noted

289
00:32:09.655 --> 00:32:13.515
in conditions two and three, um, shall not be the same unit.

290
00:32:13.615 --> 00:32:16.675
So that just makes sure that, you know, the 20%

291
00:32:16.735 --> 00:32:20.155
that's limited for short term cannot also be a part

292
00:32:20.155 --> 00:32:23.915
of the 10% that is limited for qualified local household.

293
00:32:23.935 --> 00:32:25.835
So it's just making sure that those numbers are

294
00:32:25.835 --> 00:32:27.075
being treated separately.

295
00:32:27.835 --> 00:32:30.675
A zero rise or no rise certificate shall be submitted.

296
00:32:30.675 --> 00:32:32.155
This is gonna be, again, pertaining

297
00:32:32.155 --> 00:32:33.915
to the FEMA floodplain improvements.

298
00:32:34.415 --> 00:32:37.875
Um, the code amendment has not gone through the process

299
00:32:38.135 --> 00:32:40.405
yet requiring this no rise certificate,

300
00:32:40.405 --> 00:32:42.485

which is why we're putting in it as a condition of approval.

301
00:32:42.625 --> 00:32:44.845
The applicant has been aware of this, um,

302
00:32:45.295 --> 00:32:46.965
since their prior applications,

303
00:32:47.345 --> 00:32:48.725
so they're already accommodating

304
00:32:48.725 --> 00:32:49.925
that into their engineering.

305
00:32:50.505 --> 00:32:53.045
And then this is that condition, um, that I mentioned

306
00:32:53.865 --> 00:32:56.605
in regards to that kind of the difference between the CX

307
00:32:56.605 --> 00:32:57.845
and the R two zoning

308
00:32:57.865 --> 00:32:59.365
and not having a ton

309
00:32:59.365 --> 00:33:02.845
of residential on both sides saying no more than 24

310
00:33:02.875 --> 00:33:05.365
residential dwelling units, um,

311
00:33:06.585 --> 00:33:08.525
of a residential building type.

312
00:33:08.585 --> 00:33:11.205
So this is actually a term in the code, um,

313
00:33:12.175 --> 00:33:14.485
shall be allowed in the CX commercial

314
00:33:14.485 --> 00:33:15.765
mixed use zoning parcel.

315
00:33:16.585 --> 00:33:19.005
Um, this includes detached houses

316
00:33:19.185 --> 00:33:21.685
and it just goes through the list of what those items are.

317
00:33:22.145 --> 00:33:25.805
Um, as a residential building type, um, they are allowed

318
00:33:25.825 --> 00:33:28.645
as secondary uses such as live work, shop, front house

319
00:33:28.705 --> 00:33:31.685
or mixed use where they're allowed to have residential units

320
00:33:31.825 --> 00:33:34.365
behind or above a commercial operation.

321
00:33:35.105 --> 00:33:37.805
Um, so this is kind of that condition that I was mentioning

322
00:33:37.865 --> 00:33:41.765
to make sure that the CX has a stronger

323
00:33:42.335 --> 00:33:44.805
commercial or mixed use type focus

324
00:33:44.985 --> 00:33:47.485
and we don't have seven acres of apartments.

325
00:33:48.225 --> 00:33:51.885

Um, and then lastly, being at the time of development,

326
00:33:51.945 --> 00:33:55.325
the applicant shall improve the power of the pathway, um,

327
00:33:55.355 --> 00:33:57.685
that doesn't meet currently city standards

328
00:33:58.185 --> 00:34:00.485
and align the pathway to the underpass,

329
00:34:00.485 --> 00:34:02.445
which they have already been working on some

330
00:34:02.445 --> 00:34:03.565
of the engineering for that.

331
00:34:03.905 --> 00:34:07.005
And as far as the pathway, it's more of just, um, you know,

332
00:34:07.005 --> 00:34:10.405
there's some portions that are being deteriorated

333
00:34:10.545 --> 00:34:12.725
or if it gets damaged during the construction process,

334
00:34:12.905 --> 00:34:14.525
it will be the applicant's responsibility

335
00:34:14.625 --> 00:34:16.285
to repair those portions of the pathway.

336
00:34:17.385 --> 00:34:21.485
Um, the short plat is, um,

337
00:34:21.945 --> 00:34:25.605
has the six month date, um, for rezones,

338
00:34:25.715 --> 00:34:28.965
there's not typically a timeline put on those, um,

339
00:34:28.965 --> 00:34:33.045
but if that's something that you wanted to see, um, so

340
00:34:33.045 --> 00:34:36.565
that things continue to move along, you could request

341
00:34:36.665 --> 00:34:38.165
or add a condition saying

342
00:34:38.195 --> 00:34:41.365
that within a certain timeframe they have to submit for

343
00:34:42.015 --> 00:34:44.005
their site plan and design review application

344
00:34:44.005 --> 00:34:46.285
or whatever the, the next piece

345
00:34:46.505 --> 00:34:48.885
of the application process for them.

346
00:34:49.825 --> 00:34:51.765
And then, um, I have the site

347
00:34:52.105 --> 00:34:56.525
and the designation for the, from the comprehensive plan

348
00:34:57.745 --> 00:35:00.125
as well as the application materials.

349
00:35:00.125 --> 00:35:01.645
And this sells zoom out a little bit

350
00:35:02.665 --> 00:35:04.325

and I'm sure more

351
00:35:04.325 --> 00:35:06.845
of this will be covered in their presentation.

352
00:35:07.305 --> 00:35:11.045
Um, but right now the site plan,

353
00:35:12.835 --> 00:35:16.845
this is probably a good its example as any,

354
00:35:17.625 --> 00:35:21.445
um, so it shows baseline is their main frontage

355
00:35:21.445 --> 00:35:24.085
and access the highway is the diagonal street.

356
00:35:24.745 --> 00:35:26.965
Um, the, they're hoping

357
00:35:26.985 --> 00:35:31.125
to have a pedestrian pathway within the highway buffer,

358
00:35:31.775 --> 00:35:33.565
which is also gonna be used for some

359
00:35:33.565 --> 00:35:36.485
of their floodplain retention area.

360
00:35:37.035 --> 00:35:39.485
Then the longer piece that's actually closer

361
00:35:39.505 --> 00:35:42.205
to the high will be the residential portion.

362
00:35:42.905 --> 00:35:47.005
And then on the north end, adjacent to the brewery will be

363
00:35:47.525 --> 00:35:51.445
a open space, um, plaza area that they're hoping to, um,

364
00:35:51.445 --> 00:35:53.485
coordinate with the brewery on those improvements.

365
00:35:53.745 --> 00:35:55.885
And then the CX on portion

366
00:35:56.585 --> 00:35:58.205
on the north side of the street there.

367
00:35:59.385 --> 00:36:00.525
Any questions for me?

368
00:36:03.315 --> 00:36:06.615
Uh, what is the green technically on the majority

369
00:36:06.615 --> 00:36:08.575
of the parcel in the future land use?

370
00:36:08.715 --> 00:36:10.975
Yep, that's, um, outlined as open space.

371
00:36:11.195 --> 00:36:13.255
In this case, the open space is there

372
00:36:13.285 --> 00:36:15.015
because of the floodplain.

373
00:36:15.515 --> 00:36:19.095
Um, so with them changing the flood floodplain boundaries,

374
00:36:19.635 --> 00:36:22.695
um, then, you know, the next visitation on the site is

375
00:36:22.695 --> 00:36:24.095

employment that would allow

376
00:36:24.155 --> 00:36:27.295
for accommodating mixed use type developments,

377
00:36:27.995 --> 00:36:29.935
um, and some housing.

378
00:36:42.975 --> 00:36:44.545
Okay. Does anyone else have

379
00:36:44.545 --> 00:36:45.665
any questions for Kim at the time?

380
00:36:46.085 --> 00:36:49.625
Mm-hmm. Okay. We will, uh, hear from the applicant

381
00:36:55.915 --> 00:36:57.095
How, probably easier to just say

382
00:36:57.095 --> 00:36:58.455
slide. Ill move the slides for you.

383
00:36:58.455 --> 00:36:59.895
Does that work for you? Okay, great. Thank you.

384
00:37:00.555 --> 00:37:01.655
Um, chair

385
00:37:01.655 --> 00:37:04.015
and commissioners, thank you for the opportunity to, uh,

386
00:37:04.015 --> 00:37:05.975
have this hearing today and be able to present in front

387
00:37:05.975 --> 00:37:08.135
of you, um, our application

388
00:37:08.675 --> 00:37:10.495
and we'll be here available

389
00:37:10.515 --> 00:37:11.735
for any questions afterwards as well.

390
00:37:12.315 --> 00:37:15.255
Um, also want to thank city staff, namely Kim

391
00:37:15.255 --> 00:37:16.455
and Jordan for all

392
00:37:16.455 --> 00:37:18.015
of their hard work and their presentation.

393
00:37:18.255 --> 00:37:20.135
I think, uh, the conditions of approval

394
00:37:20.135 --> 00:37:22.255
that they put together are very thoughtful

395
00:37:22.255 --> 00:37:23.575
and we are agreeing with all of those

396
00:37:24.315 --> 00:37:25.455
and we are also agreeing

397
00:37:25.455 --> 00:37:27.095
that all the criteria have been met.

398
00:37:28.155 --> 00:37:30.975
My name is Jerry Jones and I'm here with my, uh,

399
00:37:31.215 --> 00:37:34.135
business partner, uh, Jake Dichi of Jacob Grant,

400
00:37:34.315 --> 00:37:35.815

who is the developers of the property.

401
00:37:36.435 --> 00:37:39.415
Uh, also with us this evening, our members of our team, uh,

402
00:37:39.475 --> 00:37:42.375
Jen Z from Harmony Engineering, we have,

403
00:37:42.475 --> 00:37:44.095
um, Sage Architecture.

404
00:37:44.095 --> 00:37:46.415
We have Joe Besman from Transplant Consulting,

405
00:37:46.415 --> 00:37:48.855
and we have, uh, Justin Stiffler from Badger Survey.

406
00:37:49.995 --> 00:37:51.175
Um, next slide please.

407
00:37:55.265 --> 00:37:56.605
Uh, we've been here before, right?

408
00:37:56.655 --> 00:37:58.525
We've been in front of you before just based upon

409
00:37:58.545 --> 00:37:59.645
our annexation prior.

410
00:37:59.705 --> 00:38:02.805
And then, like Kim said, even years prior of

411
00:38:02.805 --> 00:38:04.445
what would've was a different development.

412
00:38:04.445 --> 00:38:07.125
And what we heard way back then was, uh, slow down,

413
00:38:07.275 --> 00:38:10.445
take bites at this, make this, um, come to scale

414
00:38:10.465 --> 00:38:12.045
and let's see what market is bearing.

415
00:38:12.265 --> 00:38:15.845
So today, what our requested actions are is just

416
00:38:15.845 --> 00:38:18.845
to approve the zone map now that we're annexed in a zone

417
00:38:18.845 --> 00:38:20.165
that's more consistent with comp plan

418
00:38:20.165 --> 00:38:21.165
and what could be in the future,

419
00:38:21.825 --> 00:38:24.085
and recommend approval of our, our short plat.

420
00:38:24.545 --> 00:38:25.925
And then con confirm our market

421
00:38:25.945 --> 00:38:27.365
street, right, the new right of way.

422
00:38:28.355 --> 00:38:32.125
Some key facts, um, not to go over so much from

423
00:38:32.125 --> 00:38:34.965
what Kim did, but we are seven and a half acres roughly,

424
00:38:35.665 --> 00:38:38.965
and the proposed lots include RM two, which we plan

425
00:38:38.985 --> 00:38:41.525

to show eventually some residential lots.

426
00:38:42.105 --> 00:38:44.845
And then the cx, uh, would not just be commercial,

427
00:38:44.865 --> 00:38:46.325
but some mixed use with some commercial

428
00:38:46.825 --> 00:38:48.805
and some, uh, for rent product as well.

429
00:38:49.265 --> 00:38:51.125
Uh, along with two open space tracks

430
00:38:51.545 --> 00:38:53.085
and then some right away dedication.

431
00:38:54.475 --> 00:38:56.735
The future concept will consist of some two

432
00:38:56.795 --> 00:38:58.735
and three story buildings, uh,

433
00:38:58.755 --> 00:39:00.415
and some neighborhood scaled retail.

434
00:39:00.795 --> 00:39:03.735
And we were thinking that that's would be phased over time,

435
00:39:03.735 --> 00:39:06.415
meaning many years, uh, depending on what,

436
00:39:06.635 --> 00:39:07.655
uh, market would bear.

437
00:39:08.075 --> 00:39:10.455
And the open space tracks are thoughtfully put into this,

438
00:39:10.485 --> 00:39:12.215
just almost an acre

439
00:39:12.335 --> 00:39:14.775
and a half, which is well over the 5% minimum.

440
00:39:14.895 --> 00:39:17.255
I think the, or I think we're about 20%.

441
00:39:17.435 --> 00:39:19.815
And those open straight, straight tracks are not just to be

442
00:39:20.375 --> 00:39:21.375
considered excess land.

443
00:39:21.745 --> 00:39:23.775
Those are really open space tracks

444
00:39:23.775 --> 00:39:26.535
to create gathering spaces and some connectivity.

445
00:39:27.225 --> 00:39:31.725
We'll do the next slide, please. Uh, vicinity map.

446
00:39:31.865 --> 00:39:33.245
Uh, I think you guys all know

447
00:39:33.245 --> 00:39:34.725
where this is at now on the map.

448
00:39:35.195 --> 00:39:36.565
It's close to Mountainside Village,

449
00:39:36.575 --> 00:39:39.925
which is a huge success right next to Grand Teton Brewery.

450
00:39:40.025 --> 00:39:42.765

And as Kim said, we are collaboratively, uh, working

451
00:39:42.765 --> 00:39:45.765
with them to, um, organize this space to make it a,

452
00:39:46.045 --> 00:39:47.605
a gathering space, not just for us

453
00:39:47.985 --> 00:39:51.245
and for purveyors of, uh, grantee and brewery,

454
00:39:51.245 --> 00:39:54.245
but for all would be local in there, uh, right next

455
00:39:54.245 --> 00:39:55.605
to Highway 33 frontage.

456
00:39:55.665 --> 00:39:57.885
So there's no direct access on the Highway 33,

457
00:39:58.345 --> 00:40:00.885
and of course, um, close to Sherman Park

458
00:40:00.885 --> 00:40:02.325
and some of the other recreation activities.

459
00:40:02.955 --> 00:40:07.685
Next slide. Uh, current zoning is the, uh, rc,

460
00:40:07.685 --> 00:40:10.005
which was a, a hold over a placeholder when we

461
00:40:10.005 --> 00:40:11.325
annexed outer county zoning.

462
00:40:11.945 --> 00:40:15.485
Um, the area characteristics include, um,

463
00:40:15.785 --> 00:40:19.365
mid density residential, some civic uses, area parks

464
00:40:19.365 --> 00:40:22.125
and transit, and for the mixed use, like I said

465
00:40:22.125 --> 00:40:24.765
before, um, not just commercial, trying

466
00:40:24.765 --> 00:40:26.325
to have a thoughtful mix of some, uh,

467
00:40:26.525 --> 00:40:28.845
residential rental components as well.

468
00:40:29.505 --> 00:40:32.005
All pretty consistent with, uh, the nearby neighborhoods.

469
00:40:33.275 --> 00:40:35.285
Next slide. Uh, we,

470
00:40:35.425 --> 00:40:37.325
we saw this map in a little bit different form.

471
00:40:37.715 --> 00:40:39.965
What we were trying to do is just highlight the boundaries

472
00:40:39.965 --> 00:40:40.965
of the two different zones.

473
00:40:41.385 --> 00:40:43.525
Uh, both zones are bisected by the new right

474
00:40:43.525 --> 00:40:44.645
of way that'll come through there, which would

475
00:40:44.645 --> 00:40:45.845

be called Market Street.

476
00:40:46.265 --> 00:40:47.645
And at first we did not have that,

477
00:40:47.665 --> 00:40:50.245
but collaboratively working with City and Public Works

478
00:40:50.345 --> 00:40:53.285
and engineering, um, we agreed that, uh,

479
00:40:53.285 --> 00:40:55.445
we could put a right of way that would be dedicated

480
00:40:55.445 --> 00:40:58.565
to the city and, uh, future expansion along

481
00:40:58.585 --> 00:41:00.405
as Market Street would go up to the northwest

482
00:41:00.545 --> 00:41:02.165
and to those other developable properties.

483
00:41:03.115 --> 00:41:06.495
Um, the common area of parks, uh, on the northeast corner,

484
00:41:07.155 --> 00:41:08.375
um, that is meant to be,

485
00:41:08.375 --> 00:41:10.655
and I'll, I'll show you a, a rendering here in a little bit.

486
00:41:10.875 --> 00:41:14.575
Um, uh, a really a, a gathering space of not just

487
00:41:14.675 --> 00:41:17.335
for our residents and not people that were just coming into

488
00:41:17.685 --> 00:41:20.215
what might be a a ice cream shop

489
00:41:20.215 --> 00:41:21.575
or what might be a pizza place,

490
00:41:21.635 --> 00:41:24.495
but also for everyone that's going to Grand Teton Brewery.

491
00:41:24.495 --> 00:41:25.855
This is a pretty exciting spot

492
00:41:26.275 --> 00:41:28.655
and provides for a pretty good backdrop too when you're

493
00:41:28.655 --> 00:41:30.335
sitting at the Teton Brewery, uh,

494
00:41:30.335 --> 00:41:31.935
when you have the mountains in the background.

495
00:41:32.595 --> 00:41:35.925
Um, this is a hub, as we all know of, not just bikers,

496
00:41:36.105 --> 00:41:37.925
but um, Nordic skiers as well.

497
00:41:38.425 --> 00:41:41.485
And right along this pathway here, uh, really is a spot

498
00:41:41.485 --> 00:41:45.645
for everyone to either stop, park, um, maybe, you know,

499
00:41:45.835 --> 00:41:47.005
grab a, a soft drink

500
00:41:47.005 --> 00:41:49.245

or grab a beer, grab a meal, uh, something

501
00:41:49.245 --> 00:41:51.725
that would be really good and used for all.

502
00:41:52.225 --> 00:41:55.865
Um, next slide here.

503
00:41:56.075 --> 00:41:57.465
These are completely conceptual.

504
00:41:57.845 --> 00:42:00.745
We, um, just trying to give a kind of a, a size

505
00:42:00.745 --> 00:42:02.745
and scale to maybe what some of the buildings might look,

506
00:42:02.765 --> 00:42:03.785
but some of the color.

507
00:42:04.285 --> 00:42:06.545
Um, these are speculative in nature,

508
00:42:07.325 --> 00:42:10.585
but we, we do not plan on doing any fee simple work here.

509
00:42:10.585 --> 00:42:13.105
This would all be either apartments or town homes for rent.

510
00:42:13.845 --> 00:42:15.425
I'm trying to keep that neighborhood scale

511
00:42:15.565 --> 00:42:18.545
and look of colors that would feel and fit match

512
00:42:18.965 --> 00:42:20.505
and of course phased over time.

513
00:42:21.085 --> 00:42:23.665
Um, our, our first phase might be 30 units.

514
00:42:23.765 --> 00:42:26.545
It might be 48 units, it might be 52 units.

515
00:42:26.845 --> 00:42:29.905
Um, we're really trying to work to see what math

516
00:42:29.905 --> 00:42:33.065
and what economics would work, um, not to overbuild it,

517
00:42:33.125 --> 00:42:35.505
but also make sure that we're building enough that it's, um,

518
00:42:36.045 --> 00:42:37.465
uh, all of the amenities

519
00:42:37.465 --> 00:42:38.705
and everything could be paid for within

520
00:42:38.705 --> 00:42:39.745
that development as well.

521
00:42:40.325 --> 00:42:42.985
And so, um, that final mix is being worked through,

522
00:42:43.005 --> 00:42:44.265
and I'll talk about some of those,

523
00:42:44.645 --> 00:42:45.705
uh, when I get to the next steps.

524
00:42:46.405 --> 00:42:49.345
Um, the bottom right is, is the concept of

525
00:42:49.345 --> 00:42:52.025

what mixed use might look like, where we have, uh,

526
00:42:52.035 --> 00:42:55.025
maybe up maybe five to 8,000 square foot

527
00:42:55.025 --> 00:42:57.065
of retail in small spaces.

528
00:42:57.235 --> 00:42:59.745
We're hoping that there might be even 200 square foot spaces

529
00:42:59.845 --> 00:43:02.385
for maker spaces of, of folks that live

530
00:43:02.385 --> 00:43:05.545
and work in the valley that want to have a small spot, um,

531
00:43:05.575 --> 00:43:06.985
that are really hard to come by.

532
00:43:07.405 --> 00:43:09.465
Um, and then with some apartments,

533
00:43:09.465 --> 00:43:11.665
or maybe even some live work units here as well.

534
00:43:13.885 --> 00:43:17.095
Next one, uh, technical short plat, right?

535
00:43:17.095 --> 00:43:20.255
This is kind of the boring drawing with lines and dash lines

536
00:43:20.355 --> 00:43:21.415
and labeling.

537
00:43:21.515 --> 00:43:24.415
We have, um, two blocks.

538
00:43:25.235 --> 00:43:27.255
We have the RM two block.

539
00:43:27.645 --> 00:43:30.575
That block has a developable block plus an open space block

540
00:43:30.665 --> 00:43:32.815
along highway, uh, 33.

541
00:43:33.315 --> 00:43:37.175
And then block two has the CX buildable block

542
00:43:37.175 --> 00:43:38.215
and then the common space

543
00:43:38.315 --> 00:43:40.375
for the gathering spot I told you about

544
00:43:40.375 --> 00:43:41.935
that we're doing with the Teton Brewing.

545
00:43:42.115 --> 00:43:46.425
And then two dedications, more of the open spaces.

546
00:43:46.585 --> 00:43:48.585
I talked about that, the, the middle rendering there,

547
00:43:48.645 --> 00:43:51.305
you can see that's, um, supposed

548
00:43:51.305 --> 00:43:53.785
to be a shot taken exactly from the deck out there

549
00:43:53.785 --> 00:43:54.825
at Grand Teton Brewery.

550
00:43:55.075 --> 00:43:57.105

Kinda looking over this, maybe small,

551
00:43:57.685 --> 00:43:58.705
not quite an amphitheater.

552
00:43:58.705 --> 00:44:00.385
When people hear amphitheater, they really big,

553
00:44:00.385 --> 00:44:02.825
but this would just be a, a gradual grassy area, maybe

554
00:44:02.825 --> 00:44:05.505
with a small little stage that someone can, you know, play

555
00:44:05.505 --> 00:44:06.585
with play guitar on.

556
00:44:06.925 --> 00:44:09.625
Uh, people can be excited

557
00:44:09.645 --> 00:44:11.025
to come out there in the summer times

558
00:44:11.565 --> 00:44:14.545
and even in the winter times, just to be outside, relax,

559
00:44:14.655 --> 00:44:16.825
grab your beer at Ton Brewery and, and hang out.

560
00:44:17.445 --> 00:44:22.425
Um, working with the TV tap on, um, development

561
00:44:22.485 --> 00:44:25.585
of the trail along Highway 33, um,

562
00:44:26.495 --> 00:44:30.185
they've been really gracious in having conversations with us

563
00:44:30.325 --> 00:44:33.285
and trying to collaborate on how we can have a little bit

564
00:44:33.285 --> 00:44:34.965
of public private partnership to make this work.

565
00:44:35.735 --> 00:44:37.845
We've also expressed to them anything

566
00:44:37.845 --> 00:44:41.045
that we can do in our design to help ease some

567
00:44:41.045 --> 00:44:43.005
of the access down into the tunnel

568
00:44:43.005 --> 00:44:44.605
that goes under Highway 33.

569
00:44:45.065 --> 00:44:47.525
We are completely on board, so, um, we see them

570
00:44:47.525 --> 00:44:50.805
as a supporter of this, uh, as we're supporting, um,

571
00:44:51.295 --> 00:44:53.005
production and development of that trail.

572
00:44:55.535 --> 00:44:57.155
Uh, some transportation points.

573
00:44:57.575 --> 00:45:01.115
So in the comp plan, the EMP zone had a, uh, an amount

574
00:45:01.115 --> 00:45:05.715
of trips, um, of about 1600 or just over 1600.

575
00:45:05.715 --> 00:45:09.115

And we're we're, our traffic analysis for the amount

576
00:45:09.115 --> 00:45:12.035
of residential at full build out is, is half of that.

577
00:45:12.105 --> 00:45:16.595
That was anticipated 1600 what, where, uh, PMP tower trips

578
00:45:17.245 --> 00:45:19.555
where, uh, within that whole property.

579
00:45:20.455 --> 00:45:23.275
So if that property was developed, um, within

580
00:45:23.825 --> 00:45:26.235
full employment as EMP would allow,

581
00:45:26.665 --> 00:45:27.995
that would be the traffic count.

582
00:45:28.495 --> 00:45:29.995
So our traffic count, and we have our

583
00:45:29.995 --> 00:45:31.035
traffic engineer on board too.

584
00:45:31.055 --> 00:45:34.475
So if there's any more specific, uh, traffic questions

585
00:45:34.475 --> 00:45:37.595
that we have, I'm happy to have him come on board

586
00:45:37.595 --> 00:45:39.675
and answer those ones that he can probably speak

587
00:45:39.715 --> 00:45:40.835
a little bit more articulate to those.

588
00:45:40.935 --> 00:45:44.555
But the, the tentative plan for at full ballot build out

589
00:45:44.835 --> 00:45:49.395
of 98 units plus that commercial is, is half that of

590
00:45:49.395 --> 00:45:50.835
what was anticipated in the complaint.

591
00:45:53.105 --> 00:45:58.005
Next slide. Uh, utilities, we've worked

592
00:45:58.005 --> 00:45:59.845
with, um, uh, water and sewer.

593
00:46:00.065 --> 00:46:03.125
Uh, if you've seen in the packet our connection in our

594
00:46:03.125 --> 00:46:05.125
agreement with Stinker Station, we

595
00:46:05.225 --> 00:46:08.885
and fully vetted that out through city engineering to

596
00:46:09.665 --> 00:46:12.645
run an easement and connect into, um, a line

597
00:46:12.645 --> 00:46:13.805
that's over at the stinker station.

598
00:46:14.505 --> 00:46:16.685
Um, water, at one time we had planned

599
00:46:16.705 --> 00:46:17.925
for big pumps, but we know Mr.

600
00:46:17.925 --> 00:46:19.485

Tall is working on something over there

601
00:46:19.485 --> 00:46:21.725
that's gonna bring water and we'll be connecting

602
00:46:21.725 --> 00:46:22.925
into the city water system.

603
00:46:23.745 --> 00:46:24.965
Um, no lift stations.

604
00:46:25.505 --> 00:46:26.965
Uh, we've worked with, spoken

605
00:46:26.965 --> 00:46:29.325
with power garbage service and internets.

606
00:46:29.745 --> 00:46:31.525
Um, everything is,

607
00:46:31.705 --> 00:46:33.965
is getting letters from them that they can serve.

608
00:46:33.965 --> 00:46:37.275
This Kim mentioned, uh, fema.

609
00:46:37.415 --> 00:46:40.435
So we do have a cl mar a conditional letter of map vision

610
00:46:41.095 --> 00:46:43.635
on this property, and we even actually got a full fill

611
00:46:43.635 --> 00:46:44.875
permit at the county

612
00:46:44.875 --> 00:46:46.435
before we were annexed into the city,

613
00:46:46.815 --> 00:46:48.715
so we were full blown ready to go with that.

614
00:46:49.335 --> 00:46:51.875
Um, but the annexation, we wanted to stop

615
00:46:51.875 --> 00:46:53.235
because the city has different rules

616
00:46:53.855 --> 00:46:56.355
for floodplain filling than the county does.

617
00:46:56.415 --> 00:46:58.955
So we've stopped, um, that work on that

618
00:46:59.015 --> 00:47:02.915
and just working with city staff on how to progress

619
00:47:02.915 --> 00:47:05.675
through this and, uh, do a phase development.

620
00:47:05.675 --> 00:47:08.435
So we'll phase phase through that, uh, bringing the,

621
00:47:09.015 --> 00:47:11.115
the property up above the floodplain with a,

622
00:47:11.235 --> 00:47:12.995
a no rise in water so that we can have

623
00:47:12.995 --> 00:47:14.595
that compensatory storage that's required.

624
00:47:15.975 --> 00:47:20.515
Um, no environmental issues as Kim had alluded

625
00:47:20.515 --> 00:47:21.635

to in the criteria as well.

626
00:47:22.545 --> 00:47:25.105
Next slide. Um,

627
00:47:25.965 --> 00:47:28.785
So how this proposed fit, how this proposal fits?

628
00:47:29.385 --> 00:47:31.605
Uh, future land use map indicates employment.

629
00:47:31.625 --> 00:47:35.285
So we'll have, um, our mixed use area with employment

630
00:47:35.665 --> 00:47:38.405
and we, we really are excited about trying to gear that to,

631
00:47:39.025 --> 00:47:40.485
um, local makers.

632
00:47:40.495 --> 00:47:43.405
Maybe some small spaces, maybe it's just a, uh, a ski

633
00:47:43.405 --> 00:47:47.485
and bike repair to, uh, someone that might be doing, um,

634
00:47:48.235 --> 00:47:52.285
yoga, someone that might be having a maybe insurance, right?

635
00:47:52.305 --> 00:47:56.005
So some, some small little spots that people maybe want

636
00:47:56.005 --> 00:47:57.845
to get out of the house or their business is growing a

637
00:47:57.845 --> 00:47:59.125
little bit but can't afford maybe

638
00:47:59.205 --> 00:48:00.285
a thousand square foot lease.

639
00:48:01.025 --> 00:48:04.005
Um, employment areas, um, retail service.

640
00:48:05.025 --> 00:48:06.635
Also compatibility with parks

641
00:48:06.655 --> 00:48:08.075
and strong pedestrian connectivity.

642
00:48:08.075 --> 00:48:09.595
We think that's one of our strong suits

643
00:48:09.595 --> 00:48:12.075
and that's why we've put this hub at the corner

644
00:48:12.445 --> 00:48:13.675
right there at baseline.

645
00:48:13.735 --> 00:48:17.715
And, and the highway is when people are coming with bikes,

646
00:48:17.715 --> 00:48:21.115
either the old Jackson or coming down to go underneath the,

647
00:48:21.255 --> 00:48:23.995
the freeway or the highway there, this

648
00:48:24.705 --> 00:48:27.515
gathering spot is just a natural spot for people to hang out

649
00:48:27.815 --> 00:48:28.955
and com and meet up.

650
00:48:29.775 --> 00:48:33.875

Um, this is a potential catalyst for the urban renewal area,

651
00:48:33.975 --> 00:48:36.035
the increment that will be, um,

652
00:48:36.615 --> 00:48:38.155
placed within that area, right?

653
00:48:38.155 --> 00:48:41.315
So we're excited to see how that starts to develop, um,

654
00:48:41.655 --> 00:48:44.435
as this could be one of the first projects that starts to

655
00:48:44.985 --> 00:48:46.635
work within that urban renewal area.

656
00:48:47.335 --> 00:48:50.635
Um, that we all know that this blighted site

657
00:48:50.635 --> 00:48:51.955
that's been this way for a long time,

658
00:48:52.465 --> 00:48:55.235
once it actually gets built upon, um,

659
00:48:55.235 --> 00:48:57.035
there'll be property taxes that get to go into

660
00:48:57.035 --> 00:48:58.675
that urban renewal increment kitty.

661
00:48:59.295 --> 00:49:03.755
Um, the, a recommended residential density

662
00:49:04.535 --> 00:49:07.555
is 86 16 units of acre per acre.

663
00:49:07.575 --> 00:49:09.395
And we're, so we're right in line with that intent

664
00:49:09.975 --> 00:49:11.915
and on the workforce housing here in Victor.

665
00:49:12.135 --> 00:49:16.235
So, um, we met with the, the Teton County Housing Authority

666
00:49:16.295 --> 00:49:19.955
and, uh, Jordan or Jared's been great to work with.

667
00:49:20.255 --> 00:49:22.915
Um, we're trying to figure out how we can cooperate

668
00:49:23.015 --> 00:49:24.315
and collaborate with him more,

669
00:49:24.455 --> 00:49:27.675
but for sure we know, um, that we're trying to go above

670
00:49:27.675 --> 00:49:30.315
and beyond as much as we can from the 10% requirements.

671
00:49:30.315 --> 00:49:34.075
So we've, we've allocated 12.5% of our units to be, uh,

672
00:49:34.075 --> 00:49:35.115
part of the workforce code.

673
00:49:35.695 --> 00:49:39.475
Um, that would be those that, um, work in Teton Valley,

674
00:49:39.695 --> 00:49:43.035
making sure that we reserve 12.5% of our units for them.

675
00:49:43.935 --> 00:49:46.315

Um, and if we can work through Jared for helping us

676
00:49:46.315 --> 00:49:50.615
with management of that, we're going to do that next.

677
00:49:50.735 --> 00:49:52.695
I think I've only got one or two slides left,

678
00:49:52.695 --> 00:49:53.855
so thanks for bearing with me here.

679
00:49:54.235 --> 00:49:56.335
Um, if re if approved, what's our next steps?

680
00:49:56.755 --> 00:49:58.655
Um, so we would report a short plat

681
00:49:58.875 --> 00:50:00.295
and dedicate all the required wi

682
00:50:00.345 --> 00:50:01.615
right of away that's been asked.

683
00:50:02.685 --> 00:50:03.855
Then we would start to advance

684
00:50:03.875 --> 00:50:06.175
and work through a detailed site plan, um,

685
00:50:06.205 --> 00:50:07.815
through property development, right?

686
00:50:07.815 --> 00:50:10.335
The parking, the garages, the mounted units that work.

687
00:50:10.835 --> 00:50:14.415
And we'd be coming back to the city to, to show that

688
00:50:14.435 --> 00:50:17.735
and get approval for that, um, final coordinations of

689
00:50:17.865 --> 00:50:19.975
where all the water goes, the engineering, the sewer.

690
00:50:20.355 --> 00:50:22.375
Uh, right now, those have all been high level concept,

691
00:50:22.695 --> 00:50:24.295
I would say they're 50%.

692
00:50:24.595 --> 00:50:25.775
Um, so we finished that.

693
00:50:26.195 --> 00:50:28.565
We address and, and complete all the floodplain work.

694
00:50:29.065 --> 00:50:32.485
And then we would deliver these phases over time based upon

695
00:50:32.485 --> 00:50:34.805
what we would, we feel that the market can bear.

696
00:50:35.585 --> 00:50:36.845
Um, that sequence matters

697
00:50:36.845 --> 00:50:40.725
because this zone change in short plat helps define our

698
00:50:40.725 --> 00:50:42.565
boundaries of what we can actually draw within those.

699
00:50:43.035 --> 00:50:45.685
It's a little bit too speculative before that.

700
00:50:46.105 --> 00:50:48.525

So if we can, if we can understand where the right way goes,

701
00:50:48.545 --> 00:50:49.765
we can understand these zones,

702
00:50:50.075 --> 00:50:51.805
then we can understand the type of housing

703
00:50:51.805 --> 00:50:54.445
that we can come back in and present to you all.

704
00:50:55.745 --> 00:50:59.135
Um, next slide. I think that's it.

705
00:50:59.255 --> 00:51:00.815
A little long-winded, but thanks for bearing with me.

706
00:51:01.315 --> 00:51:03.575
Um, we're here for any questions that you might have

707
00:51:03.595 --> 00:51:05.735
and have some of our consultant team if they get a little

708
00:51:05.735 --> 00:51:06.855
bit too technical for me.

709
00:51:10.095 --> 00:51:11.025
Alright, thank you.

710
00:51:15.155 --> 00:51:16.155
Questions?

711
00:51:24.675 --> 00:51:26.875
I have one, I don't know if it's for Kim or for you,

712
00:51:26.935 --> 00:51:31.035
but, um, I wonder how you settled on the CX zoning ask just

713
00:51:31.035 --> 00:51:33.995
because it's not allowed or it's not under the, like EMP,

714
00:51:34.135 --> 00:51:37.315
the employment and the future land use planning.

715
00:51:37.505 --> 00:51:38.595
Yeah, I guess I just wonder how,

716
00:51:39.215 --> 00:51:40.755
how back off settled on

717
00:51:40.755 --> 00:51:42.315
versus one of the ones that's listed.

718
00:51:42.545 --> 00:51:44.995
Yeah, I think the, the distinguishing factor of

719
00:51:44.995 --> 00:51:48.275
that is the, um, the,

720
00:51:48.615 --> 00:51:52.795
in an earlier concept, they wanted to have, um, one of,

721
00:51:52.795 --> 00:51:56.115
or maybe even two standalone apartment buildings

722
00:51:56.335 --> 00:51:58.795
and then the rest on that commercial site would be

723
00:51:59.365 --> 00:52:00.635
makes use mm-hmm.

724
00:52:00.935 --> 00:52:03.955
Um, CC is one of the zoning districts that is allowed

725
00:52:03.975 --> 00:52:06.395

or outlined as a recommendation from the

726
00:52:06.445 --> 00:52:07.755
employment designation.

727
00:52:08.335 --> 00:52:10.075
Um, CC allows for mixed use

728
00:52:10.095 --> 00:52:12.275
but does not allow for a standalone apartment building.

729
00:52:12.335 --> 00:52:14.755
Mm-hmm. So I think because of having that mix

730
00:52:15.055 --> 00:52:19.355
of proposed uses on the site is why they went the direction

731
00:52:19.515 --> 00:52:23.395
of cx and again, this was a much earlier iteration of

732
00:52:23.395 --> 00:52:24.435
what they were hoping to do

733
00:52:24.575 --> 00:52:26.315
and we've just stayed with it since then.

734
00:52:26.435 --> 00:52:28.155
I don't think we've reevaluated that.

735
00:52:28.175 --> 00:52:31.195
And again, with the condition being added,

736
00:52:31.305 --> 00:52:34.195
they still have the ability to do some type of, uh,

737
00:52:34.195 --> 00:52:37.795
standalone, um, multi-family residential,

738
00:52:37.825 --> 00:52:40.835
whether it be a smaller apartment building,

739
00:52:41.375 --> 00:52:42.475
two apartment buildings

740
00:52:42.535 --> 00:52:43.955
or a series of fourplexes

741
00:52:44.185 --> 00:52:45.835
that would still be allowed on the cx,

742
00:52:45.895 --> 00:52:48.315
but again, limited to no more than 24 units.

743
00:52:48.775 --> 00:52:51.755
So it still again, puts the, um, focus

744
00:52:51.975 --> 00:52:53.755
of the commercial development on the mixed

745
00:52:53.935 --> 00:52:54.955
use component of it.

746
00:52:56.505 --> 00:52:57.195
Okay. Thanks.

747
00:53:02.135 --> 00:53:03.635
Uh, I didn't understand the traffic

748
00:53:03.725 --> 00:53:04.795
study question obviously.

749
00:53:04.815 --> 00:53:09.355
So at 82 units max build out, it's gonna generate 1600 trips

750
00:53:09.815 --> 00:53:12.275

Per peak period, so to Speak.

751
00:53:13.755 --> 00:53:15.275
I wanna ask if we can, I I

752
00:53:15.435 --> 00:53:16.555
Don't really wanna, I've never read

753
00:53:16.595 --> 00:53:17.635
a traffic study that sure.

754
00:53:17.745 --> 00:53:19.555
Made sense to me or that I was interested doing.

755
00:53:19.835 --> 00:53:20.955
Honestly, I'm a developer. Me too.

756
00:53:21.995 --> 00:53:24.075
I get you. I don't care for graphics. Okay.

757
00:53:24.335 --> 00:53:29.285
So, uh, the EMP in the comp plan, um, for the total traffic

758
00:53:29.305 --> 00:53:32.405
for that showed about 1600 peak trips.

759
00:53:32.955 --> 00:53:34.365
Okay. PMP trips.

760
00:53:34.365 --> 00:53:36.685
So the 1,638 I believe it was,

761
00:53:37.305 --> 00:53:40.005
but then an analyzing that same area

762
00:53:40.385 --> 00:53:43.005
for only our apartment buildout came up

763
00:53:43.005 --> 00:53:45.805
to about 880 trips. So we're talking

764
00:53:45.805 --> 00:53:47.645
About the whole corner, the whole intersection.

765
00:53:47.645 --> 00:53:49.245
Mm-hmm. Yeah, that's, yeah, that's the And what

766
00:53:49.245 --> 00:53:50.725
Is the peak timeframe?

767
00:53:51.425 --> 00:53:53.045
Let, let me get Joe. Yeah, I can,

768
00:53:53.185 --> 00:53:55.405
Can I ask him to Unmute if Joe can?

769
00:53:55.635 --> 00:53:56.965
It's Joe Beman right there. Yeah.

770
00:53:56.965 --> 00:53:58.845
Yeah. Good evening Commissioners.

771
00:53:58.845 --> 00:54:00.765
This is, this is Joe Beman Trans site consulting.

772
00:54:00.765 --> 00:54:03.285
Jerry, you did really good except it, it's,

773
00:54:03.285 --> 00:54:05.005
it's daily trips that you're citing.

774
00:54:05.035 --> 00:54:09.045
It's 1,638 daily trips with build out in the EMP, kind

775
00:54:09.045 --> 00:54:11.725

of under our worst case scenario versus our numbers,

776
00:54:11.725 --> 00:54:15.245
which are about half of that at 882 daily trips.

777
00:54:15.705 --> 00:54:20.045
And our, our our PM count is 80 pm peak hour, you know,

778
00:54:20.045 --> 00:54:24.365
four 30 to five 30 trips versus about 180 if we were

779
00:54:24.365 --> 00:54:26.885
to max out the, uh, potential development on that property.

780
00:54:31.225 --> 00:54:34.245
And then are you encompassing the whole EMP zone

781
00:54:34.245 --> 00:54:36.125
or, I, I'm so confused of what you guys are talking about

782
00:54:36.635 --> 00:54:38.085
outside of your property

783
00:54:40.825 --> 00:54:41.825
Start property.

784
00:54:42.905 --> 00:54:44.495
We're just analyzing our property.

785
00:54:44.555 --> 00:54:46.655
That's just that triangle property.

786
00:54:47.475 --> 00:54:49.255
So, and this I believe actually comes from the

787
00:54:49.255 --> 00:54:52.935
transportation plan, which is a separate document,

788
00:54:52.955 --> 00:54:54.575
but was all prepared and links together

789
00:54:54.575 --> 00:54:58.255
with a comprehensive plan is where we have these projected,

790
00:54:58.355 --> 00:54:59.495
uh, traffic counts from.

791
00:55:00.275 --> 00:55:01.375
So currently it's

792
00:55:01.375 --> 00:55:03.855
six hundred and thirty eight, sixteen hundred thirty eight

793
00:55:03.855 --> 00:55:07.335
Trips is what was predicted for this area from

794
00:55:07.335 --> 00:55:10.055
82 units From whatever the max

795
00:55:10.125 --> 00:55:11.895
that could be developed on this site. Mm-hmm.

796
00:55:12.755 --> 00:55:15.655
The max that could be developed in an EMP zone for

797
00:55:15.885 --> 00:55:18.415
Yeah, for the, yes, Just the

798
00:55:18.535 --> 00:55:19.495
Quantity. Right. It seems

799
00:55:20.055 --> 00:55:24.855
Astronomically high, But the,

800
00:55:25.595 --> 00:55:29.175

the employment future land use designation has a

801
00:55:29.405 --> 00:55:30.495
suggested density.

802
00:55:31.035 --> 00:55:34.575
So it's looking at the numbers from the highest density

803
00:55:34.805 --> 00:55:38.055
that would be recommended for that future range designation

804
00:55:38.595 --> 00:55:41.255
is kind of how you get to that higher, um,

805
00:55:41.445 --> 00:55:42.455
traffic account number.

806
00:55:45.785 --> 00:55:47.045
And this is in addition

807
00:55:48.225 --> 00:55:50.165
to whatever else is going on there.

808
00:55:51.065 --> 00:55:54.045
The, yeah, the background numbers, all the other,

809
00:55:54.185 --> 00:55:55.605
The subdivisions That are in there,

810
00:55:55.745 --> 00:55:56.885
it doesn't take them into account.

811
00:55:58.145 --> 00:56:02.405
Um, it might have with the transportation plan

812
00:56:02.405 --> 00:56:05.205
because larger regional numbers.

813
00:56:05.825 --> 00:56:10.085
Um, but for this site specifically is the numbers

814
00:56:10.085 --> 00:56:12.445
that they're, we're working with.

815
00:56:16.705 --> 00:56:18.245
If, if you guys don't mind me clarifying

816
00:56:18.245 --> 00:56:19.445
my, my comment a little more.

817
00:56:19.605 --> 00:56:20.525
I I think there might be just

818
00:56:20.525 --> 00:56:21.565
a little bit of confusion here.

819
00:56:21.665 --> 00:56:23.725
So because we're looking, looking at a rezone

820
00:56:23.865 --> 00:56:25.925
and not a specific plan, what my,

821
00:56:25.925 --> 00:56:27.805
what my traffic is looking at is just kind of this,

822
00:56:27.805 --> 00:56:31.205
this comparative build out scenario of, of the potential

823
00:56:31.205 --> 00:56:34.445
of the property under the EMP zoning versus our plan

824
00:56:34.785 --> 00:56:35.845
in the EMP zoning.

825
00:56:35.845 --> 00:56:37.045

There's a lot more potential

826
00:56:37.045 --> 00:56:40.005
for higher intensity commercial than what's being proposed.

827
00:56:40.005 --> 00:56:41.125
And that's what's really driving

828
00:56:41.285 --> 00:56:42.485
a lot of these trip numbers.

829
00:56:42.945 --> 00:56:44.885
So you could have a lot more food

830
00:56:44.885 --> 00:56:46.085
and beverage type of types

831
00:56:46.085 --> 00:56:48.085
of uses within this, within this parcel.

832
00:56:48.585 --> 00:56:50.285
So hopefully that that helps a little bit more

833
00:56:50.995 --> 00:56:52.645
when you come in with a specific plan

834
00:56:52.705 --> 00:56:54.845
and an actual development, um, layout.

835
00:56:54.945 --> 00:56:56.765
You, you would have to look at more transportation

836
00:56:57.125 --> 00:56:58.605
entitlements to figure out, you know,

837
00:56:58.605 --> 00:57:00.205
whether the system was adequate

838
00:57:00.205 --> 00:57:01.965
to then support those traffic loads.

839
00:57:02.225 --> 00:57:04.365
But at, at this stage, it's really just this high

840
00:57:04.365 --> 00:57:05.445
level comparative assessment.

841
00:57:07.995 --> 00:57:10.645
Okay, thank you. Um, another thing

842
00:57:10.645 --> 00:57:13.525
to take into consideration from a transportation standpoint,

843
00:57:13.905 --> 00:57:16.365
um, this intersection was just realigned by,

844
00:57:16.785 --> 00:57:18.125
um, bill grant funding.

845
00:57:18.805 --> 00:57:22.485
IGD did those improvements, um, in the last year, year

846
00:57:22.485 --> 00:57:23.925
and a half that we're working on those.

847
00:57:24.585 --> 00:57:26.485
Um, the applicant will be helping

848
00:57:26.545 --> 00:57:29.045
to improve the pathway piece of that,

849
00:57:29.115 --> 00:57:30.885
that the bill grant did not complete.

850
00:57:31.385 --> 00:57:35.445

Um, the intersection, um, just on the north side

851
00:57:35.445 --> 00:57:37.725
of this development, um, baseline

852
00:57:37.945 --> 00:57:41.085
and south agate, um, is now a four-way stop

853
00:57:41.085 --> 00:57:43.125
that has been improved within the last,

854
00:57:43.355 --> 00:57:44.805
also about a year, year and a half.

855
00:57:45.305 --> 00:57:47.525
Um, did we make it from a two,

856
00:57:47.525 --> 00:57:49.125
two-way stop to a four-way stop.

857
00:57:50.065 --> 00:57:54.765
And then, um, impact fees from this development

858
00:57:54.865 --> 00:57:58.125
as many others will help to, um,

859
00:57:58.745 --> 00:58:00.045
be paving baseline road.

860
00:58:00.055 --> 00:58:01.605
We're actually hoping that we might be able

861
00:58:01.605 --> 00:58:05.005
to have enough funding to do the block from South Aggett

862
00:58:05.105 --> 00:58:08.245
to match up with Elm Street within the next

863
00:58:09.335 --> 00:58:12.885
maybe two construction seasons, um, depending on

864
00:58:13.105 --> 00:58:14.925
how the impact fee dollars come in.

865
00:58:15.545 --> 00:58:18.245
Um, and then we've got some other proposed developments on

866
00:58:18.245 --> 00:58:21.205
the north side that would be responsible for the potential

867
00:58:21.205 --> 00:58:24.405
of another block getting paved, um, along baseline as well.

868
00:58:24.465 --> 00:58:27.845
So there are improvements coming as a kind of combination,

869
00:58:28.425 --> 00:58:31.685
um, of impact fees, um,

870
00:58:31.915 --> 00:58:33.925
developer requirements, things like that.

871
00:58:34.395 --> 00:58:36.405
This portion of baseline's already paid.

872
00:58:36.455 --> 00:58:37.925
We're not asking the applicant

873
00:58:37.925 --> 00:58:39.365
to do any further improvements

874
00:58:39.465 --> 00:58:41.005
as the intersections on both sides

875
00:58:41.005 --> 00:58:42.085

have already been improved.

876
00:58:42.665 --> 00:58:44.405
Um, but their impact fees

877
00:58:44.915 --> 00:58:47.685
from their construction will go towards, uh,

878
00:58:47.685 --> 00:58:49.325
other improvements along baseline.

879
00:58:51.715 --> 00:58:56.205
Also, uh, as the applicant mentioned the, um, urban renewal

880
00:58:57.485 --> 00:59:00.365
district, it is not, um, fully approved

881
00:59:00.825 --> 00:59:02.765
and, uh, recorded with the state yet.

882
00:59:02.765 --> 00:59:05.205
That will actually come to you guys sometime in the next

883
00:59:06.355 --> 00:59:08.645
four to six months or less I would imagine.

884
00:59:09.225 --> 00:59:13.405
And, um, once that's approved, this property is a part of

885
00:59:13.405 --> 00:59:17.205
that southern, um, tiff area for the increments

886
00:59:17.205 --> 00:59:19.005
that the applicant was mentioning.

887
00:59:19.885 --> 00:59:23.405
TIF funding, uh, through URA approval can be used

888
00:59:23.425 --> 00:59:24.645
for public improvements.

889
00:59:25.105 --> 00:59:27.485
And that's anything from park improvements,

890
00:59:27.485 --> 00:59:30.205
pathway improvements, road improvements, uh,

891
00:59:30.205 --> 00:59:35.005
street scape improvements, uh, utility connections, um, if

892
00:59:35.005 --> 00:59:36.285
that's happens to be a challenge

893
00:59:36.305 --> 00:59:38.085
for future developers, those types of things.

894
00:59:38.625 --> 00:59:43.325
Um, I'm not aware if the current developer is hoping

895
00:59:43.465 --> 00:59:46.565
to benefit from any of those funds coming back to them,

896
00:59:46.625 --> 00:59:50.405
but their development will definitely help benefit the

897
00:59:50.645 --> 00:59:54.085
entirety area of the, uh, new TIF once it's formed.

898
00:59:54.425 --> 00:59:58.805
And again, those, um, public improvements could include, uh,

899
00:59:58.875 --> 01:00:01.725
some things addressing traffic concerns.

900
01:00:03.675 --> 01:00:05.125

Okay. Any further questions for now?

901
01:00:06.265 --> 01:00:10.525
So I'm, I'm looking at the current, um, land use

902
01:00:10.985 --> 01:00:13.365
and it, I just wanna make sure I understand.

903
01:00:13.365 --> 01:00:16.285
You're asking for c CX zoning on

904
01:00:16.285 --> 01:00:17.965
what is now considered open space.

905
01:00:18.225 --> 01:00:21.565
Is that correct? That that northern little triangle

906
01:00:21.895 --> 01:00:24.805
Right now it's rc right. Um, which

907
01:00:24.905 --> 01:00:26.725
The whole thing leaves on residential cluster.

908
01:00:27.075 --> 01:00:28.285
Okay. Correct.

909
01:00:29.355 --> 01:00:32.245
Okay. There, there was a portion of it

910
01:00:33.035 --> 01:00:36.245
that was in the comp plan that showed open space

911
01:00:36.245 --> 01:00:38.485
because it was flood plain and it couldn't be developed.

912
01:00:38.555 --> 01:00:40.765
Okay. But since we got alomar approved

913
01:00:41.305 --> 01:00:44.365
and that'll be raised, raised up, then it is developable,

914
01:00:44.385 --> 01:00:46.485
so it makes sense to add that more of

915
01:00:46.485 --> 01:00:48.005
that EMP through that area.

916
01:00:48.395 --> 01:00:50.205
Okay. Thank you.

917
01:00:56.345 --> 01:00:57.845
I'm also not an engineer

918
01:00:58.265 --> 01:01:00.905
and you don't, this is conceptual,

919
01:01:01.085 --> 01:01:04.505
but if you we're gonna raise the whole site or,

920
01:01:05.445 --> 01:01:07.985
and then I guess the question is, the punchline is

921
01:01:08.645 --> 01:01:11.875
do we have extra material to potentially firm parallel

922
01:01:11.875 --> 01:01:12.875
to the highway a little bit?

923
01:01:14.175 --> 01:01:15.395
You don't have to commit to that,

924
01:01:15.415 --> 01:01:16.715
but would you, you can see what I mean,

925
01:01:16.715 --> 01:01:20.395

like would we create some landscaping burned? Mm-hmm.

926
01:01:20.955 --> 01:01:23.075
I, I can't answer that, Which I would think would help.

927
01:01:23.295 --> 01:01:24.715
Um, the Trail Creek two

928
01:01:24.735 --> 01:01:25.735
Theory. So I don't know

929
01:01:25.735 --> 01:01:27.555
what Bering or Topo would look like,

930
01:01:27.815 --> 01:01:30.315
but we're certainly, I'm working with TB tap, right?

931
01:01:30.315 --> 01:01:31.715
Mm-hmm. Want to put,

932
01:01:31.715 --> 01:01:34.195
there'll be a landscaped buffer within there mm-hmm.

933
01:01:34.305 --> 01:01:36.395
That will also have a meandering trail

934
01:01:36.395 --> 01:01:38.035
that comes along there for pedestrian

935
01:01:38.095 --> 01:01:39.955
and you know, bike pet pathways.

936
01:01:39.975 --> 01:01:43.155
So that'll come as a buffer between the development

937
01:01:43.415 --> 01:01:44.555
and along the highway.

938
01:01:46.275 --> 01:01:47.775
How wide is that? I know that's in here,

939
01:01:47.795 --> 01:01:48.815
but how wide is that?

940
01:01:49.155 --> 01:01:50.155
Oh,

941
01:01:50.575 --> 01:01:52.135
Supposed the minimum requirement

942
01:01:52.135 --> 01:01:53.855
for a highway buffer is 20 feet.

943
01:01:53.965 --> 01:01:57.135
This is, I would guess just how it visually compares

944
01:01:57.155 --> 01:01:58.335
to the street Right of way.

945
01:01:58.335 --> 01:02:02.655
It's probably closer to 50 to 70 feet I guessing.

946
01:02:02.725 --> 01:02:04.335
Okay. I look up

947
01:02:04.335 --> 01:02:06.175
and I just have a question about the, the pathway.

948
01:02:06.525 --> 01:02:09.135
Like there's no other pathway leading

949
01:02:09.315 --> 01:02:10.455
to that area right now.

950
01:02:10.555 --> 01:02:14.375

So I guess I'm not totally clear on the functionality of

951
01:02:15.075 --> 01:02:16.175
We always why that exists.

952
01:02:16.395 --> 01:02:18.615
We always wanna put things in for future connectivity.

953
01:02:18.755 --> 01:02:21.925
So same with the, the road it will stub to the north

954
01:02:22.065 --> 01:02:25.045
and then when that property in between them

955
01:02:25.345 --> 01:02:27.125
and sneaker station develops,

956
01:02:27.515 --> 01:02:30.925
that developer will be required to connect to that stub

957
01:02:30.985 --> 01:02:32.725
and required to connect to the pathway

958
01:02:32.905 --> 01:02:35.045
and provide, um, further connections.

959
01:02:35.515 --> 01:02:36.515
Okay.

960
01:02:37.385 --> 01:02:39.085
It is 50 feet wide. Mm-hmm.

961
01:02:39.385 --> 01:02:42.165
And to talk about the connection, uh, in working

962
01:02:42.165 --> 01:02:44.685
with the stinker station as part of the sewer that goes

963
01:02:44.685 --> 01:02:46.445
through there, we will have a pedestrian path

964
01:02:46.445 --> 01:02:48.325
that doesn't just stop at the property line.

965
01:02:48.735 --> 01:02:50.885
Right. And so there'll be a connection that goes into

966
01:02:50.885 --> 01:02:52.565
that stinker station parking lot as well.

967
01:02:52.835 --> 01:02:54.165
Okay. And I think that's where public

968
01:02:54.165 --> 01:02:55.285
works wanted to also use.

969
01:02:55.935 --> 01:02:57.245
Right. That to back up

970
01:02:57.245 --> 01:02:59.045
and for their back trucks in that manhole.

971
01:02:59.045 --> 01:03:00.045
Yeah,

972
01:03:01.375 --> 01:03:02.375
That would make sense.

973
01:03:02.405 --> 01:03:05.745
I'm just suggesting a berm inside of your property parallel

974
01:03:05.745 --> 01:03:07.505
to the highway would be also a nice

975
01:03:07.615 --> 01:03:08.615

Yeah. The highway buffer,

976
01:03:08.615 --> 01:03:10.825
um, requirement, which is kind of why

977
01:03:10.825 --> 01:03:13.665
that parcel is there as a separate, um,

978
01:03:14.965 --> 01:03:17.905
lot rather than just having one residential lot.

979
01:03:18.205 --> 01:03:21.145
Um, highway buffer requirement is outlined in the code

980
01:03:21.165 --> 01:03:22.305
in Article 14.

981
01:03:22.305 --> 01:03:25.625
It might also be, or 13 might also be repeated in 12.

982
01:03:26.085 --> 01:03:28.225
Um, but it is required to be landscaped.

983
01:03:28.485 --> 01:03:31.545
Um, I think it may mention a burn,

984
01:03:31.565 --> 01:03:34.625
but it doesn't have any technical specifications in regards

985
01:03:34.685 --> 01:03:36.985
to, um, dimension height

986
01:03:37.325 --> 01:03:40.305
or grade of what the berm needs to be.

987
01:03:42.645 --> 01:03:43.945
And we agree with that.

988
01:03:44.085 --> 01:03:46.945
So I think we're gonna be looking into how

989
01:03:46.965 --> 01:03:48.265
to engineer that as well.

990
01:03:50.485 --> 01:03:53.745
And How would we, uh, memorialize that agreement?

991
01:03:53.975 --> 01:03:55.185
It's, it's already a standard

992
01:03:55.255 --> 01:03:56.985
requirement for the highway buffer.

993
01:03:57.365 --> 01:03:59.545
Um, I can try to find it for you.

994
01:03:59.805 --> 01:04:03.425
Um, I just had it pulled up earlier today,

995
01:04:03.445 --> 01:04:06.345
but I do remember the highway buffer, kind of the key points

996
01:04:06.345 --> 01:04:08.705
of those requirements and again, already outlined by code.

997
01:04:08.705 --> 01:04:10.905
So I don't think we need to, um, added

998
01:04:11.005 --> 01:04:12.145
as an additional condition

999
01:04:12.145 --> 01:04:13.905
unless you want to just cross reference it.

1000
01:04:14.465 --> 01:04:18.265

A minimum of 20 feet wide must be landscaped, um,

1001
01:04:18.375 --> 01:04:22.145
must have a berm, must be on its own individual parcel

1002
01:04:22.765 --> 01:04:24.305
are kind of the key components to

1003
01:04:24.305 --> 01:04:27.185
that highway buffer requirement. Um, okay.

1004
01:04:27.185 --> 01:04:29.985
That's fine. Okay. Okay. Well then move on.

1005
01:04:29.985 --> 01:04:32.465
Move on to the public comment if there is

1006
01:04:32.465 --> 01:04:33.585
any public comment.

1007
01:04:41.255 --> 01:04:42.795
All right. I'll take that as a no.

1008
01:04:47.945 --> 01:04:52.405
Um, And then we'll

1009
01:04:52.405 --> 01:04:54.645
deliberate then in the absence of any public comment,

1010
01:04:58.345 --> 01:05:00.325
the cobblestone hotel, they were gonna do a lot

1011
01:05:00.325 --> 01:05:01.405
of landscaping there too,

1012
01:05:17.445 --> 01:05:18.445
Christie.

1013
01:05:19.555 --> 01:05:24.155
Well, I'm having a problem

1014
01:05:24.155 --> 01:05:28.045
with CX that far down, um, uh, uh,

1015
01:05:28.385 --> 01:05:31.645
as an entrance to our highway or right to our community.

1016
01:05:32.265 --> 01:05:36.575
Um, 'cause I just, I view that as more

1017
01:05:36.815 --> 01:05:39.255
of a edge neighborhood or a surrounding neighborhood versus

1018
01:05:39.495 --> 01:05:43.935
a downtown, uh, neighborhood or a employment.

1019
01:05:44.275 --> 01:05:45.275
Um,

1020
01:05:46.995 --> 01:05:48.515
I think otherwise, I mean

1021
01:05:50.065 --> 01:05:52.205
that's my only real objection is having

1022
01:05:52.995 --> 01:05:54.585
mixed use commercial downtown

1023
01:05:54.735 --> 01:05:55.735
That far. I think that

1024
01:05:55.735 --> 01:05:57.585
you, you could also,

1025
01:05:57.685 --> 01:06:00.385

within the employment designation area,

1026
01:06:00.445 --> 01:06:02.665
you could have commercial corridor or commercial heavy

1027
01:06:02.965 --> 01:06:05.025
or industrial flex or industrial light.

1028
01:06:06.505 --> 01:06:10.145
I don't know why CX wasn't included in that by the

1029
01:06:10.815 --> 01:06:15.665
land use map, but I would speculate that this is semantics

1030
01:06:15.805 --> 01:06:20.105
of what these multiple commercial zones

1031
01:06:20.685 --> 01:06:22.265
do and do not account for.

1032
01:06:22.685 --> 01:06:25.025
Um, so I wanted to pull up the full, um,

1033
01:06:25.115 --> 01:06:26.345
three land use map.

1034
01:06:26.445 --> 01:06:30.425
And as far as we've got the term green gateway that is,

1035
01:06:30.605 --> 01:06:33.305
is used often as their entrances to town.

1036
01:06:33.925 --> 01:06:37.745
Um, this property here, uh, it was a future phase

1037
01:06:37.965 --> 01:06:39.745
of Timberline that was vacated.

1038
01:06:40.005 --> 01:06:41.225
It is a single property

1039
01:06:41.325 --> 01:06:42.905
or it might actually just be two properties.

1040
01:06:42.945 --> 01:06:44.465
I think it's a large decent then

1041
01:06:45.105 --> 01:06:47.145
a smaller house up by the road side.

1042
01:06:47.485 --> 01:06:50.505
But this is all just two big parcels.

1043
01:06:50.925 --> 01:06:54.105
Um, no plans to ever re subdivide this.

1044
01:06:54.485 --> 01:06:57.465
So this is kind of that green gateway portion

1045
01:06:58.005 --> 01:07:02.025
and it's kitty corner southeast of the subject property

1046
01:07:02.245 --> 01:07:04.825
as kind of that quote unquote green gateway.

1047
01:07:05.445 --> 01:07:09.865
And then, um, the flood plain is just kind continuous

1048
01:07:09.865 --> 01:07:12.025
that open space through the area as well.

1049
01:07:15.585 --> 01:07:17.755
Yeah, I know, I think you need to explain a little bit

1050
01:07:17.755 --> 01:07:20.035

of the nuanced differences potentially within these various

1051
01:07:20.035 --> 01:07:24.355
commercial districts that it is a little un untidy

1052
01:07:24.355 --> 01:07:25.915
that the proposed zone doesn't,

1053
01:07:26.005 --> 01:07:30.335
isn't identified in the land use map.

1054
01:07:32.295 --> 01:07:34.665
Like if, if it, if you chose one of these, we wouldn't,

1055
01:07:34.665 --> 01:07:35.825
there would be nothing to discuss.

1056
01:07:36.705 --> 01:07:38.745
I am I free to make a comment? Yeah. Okay.

1057
01:07:39.085 --> 01:07:41.105
So if you do look within land use,

1058
01:07:41.165 --> 01:07:42.985
it is written in the narrative CX

1059
01:07:43.005 --> 01:07:44.785
but it does not show up in the table.

1060
01:07:44.915 --> 01:07:47.025
Right. We think that was probably just maybe

1061
01:07:47.105 --> 01:07:48.145
a scribner's error Yeah.

1062
01:07:48.205 --> 01:07:50.505
Or something because CX and

1063
01:07:50.565 --> 01:07:52.945
and CC are are very, very similar to each other.

1064
01:07:52.995 --> 01:07:55.025
Right. Right. And so that's

1065
01:07:55.025 --> 01:07:56.785
where you can see it right here, right?

1066
01:07:56.815 --> 01:07:58.985
It's in CX but then not in the table

1067
01:07:59.125 --> 01:08:00.185
or is it opposite of that

1068
01:08:00.185 --> 01:08:01.585
But um, it's referenced.

1069
01:08:01.815 --> 01:08:04.625
It's not referenced here. Oh you mean the table at the end?

1070
01:08:04.625 --> 01:08:07.425
Mm-hmm Is that opposite? I haven't even looked at that.

1071
01:08:08.305 --> 01:08:10.565
Um, so CX

1072
01:08:11.115 --> 01:08:12.245
It's only an employment.

1073
01:08:12.625 --> 01:08:14.685
It does show it Should be an

1074
01:08:14.685 --> 01:08:15.685
Employment. So it showed it

1075
01:08:15.685 --> 01:08:16.365

there but it just

1076
01:08:16.365 --> 01:08:17.525
does not show at the narrative part.

1077
01:08:17.725 --> 01:08:19.485
Interesting. So we were going off of this that says, hey,

1078
01:08:19.825 --> 01:08:22.405
we believe that the intention was to allow those commercial

1079
01:08:22.405 --> 01:08:24.285
Zone tell you that what's that?

1080
01:08:27.615 --> 01:08:31.045
Being a land use person, you're kind of a quasi law.

1081
01:08:31.045 --> 01:08:32.045
Agree. Anyway,

1082
01:08:32.875 --> 01:08:33.875
Favorable data.

1083
01:08:35.305 --> 01:08:37.405
So, and that's why we felt comfortable doing that

1084
01:08:37.405 --> 01:08:39.365
because we felt the intent was probably there just

1085
01:08:39.365 --> 01:08:40.365
Not cleaned up.

1086
01:08:41.685 --> 01:08:44.565
I dunno it's been while it's pretty clean,

1087
01:08:45.025 --> 01:08:46.805
It says right there it's allowed

1088
01:08:47.465 --> 01:08:49.245
In employment, Which is what that is.

1089
01:08:49.245 --> 01:08:54.075
Yes. What's

1090
01:08:54.195 --> 01:08:55.595
uh, treetops across the street?

1091
01:08:55.895 --> 01:08:57.195
What's it zone these days?

1092
01:08:58.955 --> 01:09:02.115
R two I think To the east.

1093
01:09:02.305 --> 01:09:03.675
Yeah. R two. Yeah.

1094
01:09:03.675 --> 01:09:04.875
We love to down zone that

1095
01:09:04.895 --> 01:09:06.075
but probably have to wait

1096
01:09:06.075 --> 01:09:07.475
until our full plane that gets updated.

1097
01:09:09.265 --> 01:09:11.365
Um, Tom did you have any other questions?

1098
01:09:12.245 --> 01:09:13.805
I don't think so. Um,

1099
01:09:14.465 --> 01:09:17.805
and this isn't, I think the applicant's, you know, fault

1100
01:09:17.825 --> 01:09:21.225

or problem, but that much commercial

1101
01:09:22.055 --> 01:09:24.505
development still seems a bit far from like

1102
01:09:24.505 --> 01:09:25.745
the downtown core.

1103
01:09:26.055 --> 01:09:29.415
Like it, I know that one of the comp plan goals

1104
01:09:31.065 --> 01:09:32.125
is infill

1105
01:09:33.135 --> 01:09:37.195
and having lived in town in Victor, like I wouldn't con,

1106
01:09:37.355 --> 01:09:38.515
I know that the brewery's a hub,

1107
01:09:38.515 --> 01:09:40.795
but I don't know that I would would've considered the

1108
01:09:40.945 --> 01:09:42.915
walking to the brewery to do some shopping.

1109
01:09:43.145 --> 01:09:44.915
Like kind of a normal thing.

1110
01:09:46.215 --> 01:09:48.595
And it just feels a, you know,

1111
01:09:48.785 --> 01:09:50.915
that much commercial development

1112
01:09:50.915 --> 01:09:55.435
or focusing it out that far sort of, you know,

1113
01:09:55.455 --> 01:09:58.355
and it, it seems a allowed in the future use map,

1114
01:09:58.375 --> 01:09:59.515
at least according to the chart,

1115
01:09:59.615 --> 01:10:02.395
but it doesn't quite fit kind of the tenor I think of

1116
01:10:02.395 --> 01:10:03.715
what the plan's trying to do. I agree.

1117
01:10:03.795 --> 01:10:05.755
I agree. I just feel like there's gotta be a different

1118
01:10:07.625 --> 01:10:11.225
way the zone to, to change

1119
01:10:11.305 --> 01:10:14.925
that zone without having to be CX in

1120
01:10:14.925 --> 01:10:17.365
that much commercial development in that area of town.

1121
01:10:17.725 --> 01:10:20.645
'cause I feel like a lot of times with these developments

1122
01:10:20.645 --> 01:10:22.365
that we've been doing, especially we're pulling,

1123
01:10:23.155 --> 01:10:25.605
there's a lot of push for mixed use

1124
01:10:25.865 --> 01:10:28.525
and we're pulling our, the potential

1125
01:10:28.585 --> 01:10:31.605

of just having a blank downtown. I mean

1126
01:10:31.705 --> 01:10:32.705
Mm-hmm.

1127
01:10:32.715 --> 01:10:37.535
Yeah. I would say that the perimeter of the proposed

1128
01:10:39.315 --> 01:10:41.615
CX is very small in reality.

1129
01:10:41.835 --> 01:10:45.575
Mm-hmm. And I wholeheartedly agree.

1130
01:10:45.955 --> 01:10:49.335
And uh, but you have cranes in Victor now

1131
01:10:50.905 --> 01:10:53.405
and then you have the other project going down the street

1132
01:10:53.625 --> 01:10:57.205
and you could sort of envision seeing a lot more, uh,

1133
01:10:57.215 --> 01:10:58.645
units there in mm-hmm.

1134
01:10:58.875 --> 01:11:02.655
Five years coming out, which is what it is.

1135
01:11:02.685 --> 01:11:07.095
It's already underway. And as we've also discussed,

1136
01:11:08.075 --> 01:11:11.335
uh, unfortunately the downtown is not for sale.

1137
01:11:12.605 --> 01:11:13.605
It's locked.

1138
01:11:16.405 --> 01:11:17.485
I just feel between the north

1139
01:11:17.485 --> 01:11:19.765
and the south, we're just pulling everything off

1140
01:11:19.765 --> 01:11:22.045
of main street, which is unfortunate if you live

1141
01:11:22.745 --> 01:11:23.925
in the downtown court,

1142
01:11:25.245 --> 01:11:28.615
It's, It becomes, you are, you're having to drive to

1143
01:11:28.615 --> 01:11:30.775
where these places are versus walking.

1144
01:11:30.875 --> 01:11:33.695
So you're creating more of a traffic pattern than

1145
01:11:34.495 --> 01:11:36.375
I think creating less traffic in the

1146
01:11:36.465 --> 01:11:37.495
edges of the neighborhood.

1147
01:11:37.715 --> 01:11:41.015
So I just have a problem with that zoning there.

1148
01:11:45.785 --> 01:11:47.405
Is it okay to make a Comment? Sure.

1149
01:11:47.925 --> 01:11:50.645
I appreciate that. Um, so with this zoning,

1150
01:11:50.705 --> 01:11:54.405

we believe it's very consistent with the comp plan zoning.

1151
01:11:55.105 --> 01:11:56.165
We, we don't plan.

1152
01:11:56.625 --> 01:11:59.525
And what I was trying to portray in my presentation is we

1153
01:11:59.525 --> 01:12:01.685
don't plan to go and build all of that tomorrow.

1154
01:12:02.215 --> 01:12:05.565
Right? So, but by having the CX zone, it allows us to look

1155
01:12:05.565 --> 01:12:08.325
to see what is the need today, what's the walkability from

1156
01:12:08.985 --> 01:12:12.405
the, the ice rink, what's the walkability from, um,

1157
01:12:12.945 --> 01:12:16.325
the neighborhoods around there for a small coffee shop now.

1158
01:12:16.575 --> 01:12:20.605
Right? And so I think that with the flexibility of the zone

1159
01:12:20.785 --> 01:12:22.245
and the idea of looking at market

1160
01:12:22.465 --> 01:12:24.965
and says, okay, maybe over the next four years we're gonna

1161
01:12:24.965 --> 01:12:26.205
build this, maybe the next four years

1162
01:12:26.205 --> 01:12:27.725
after that it's going to be something different.

1163
01:12:27.785 --> 01:12:30.845
So I just didn't want to represent that it's all

1164
01:12:30.845 --> 01:12:33.605
of a sudden gonna be built tomorrow to that type of scale.

1165
01:12:33.825 --> 01:12:36.525
But the zoning allows it to be built out over

1166
01:12:37.395 --> 01:12:38.525
many years, a decade.

1167
01:12:39.055 --> 01:12:41.565
Right. Consistent with what the comp plan zoning was.

1168
01:12:41.565 --> 01:12:43.205
So I just wanna make sure that that was clear.

1169
01:12:43.205 --> 01:12:44.525
We weren't gonna build that tomorrow.

1170
01:12:54.615 --> 01:12:56.185
What, what is this total acreage

1171
01:12:56.185 --> 01:12:57.785
of this property? Seven acres,

1172
01:12:57.835 --> 01:12:59.065
7.4 or something.

1173
01:13:00.575 --> 01:13:04.155
What do you think this, Oh, we can get

1174
01:13:04.155 --> 01:13:05.315
You CX zone is,

1175
01:13:05.665 --> 01:13:07.715

Yeah, we can get you that acreage on that one. Not

1176
01:13:07.715 --> 01:13:08.715
Much. It's in my, it's

1177
01:13:08.715 --> 01:13:09.835
on a presentation

1178
01:13:09.905 --> 01:13:12.355
Something someone's going drive from your house

1179
01:13:12.535 --> 01:13:14.355
to three downtown and go here to go to

1180
01:13:14.505 --> 01:13:16.115
It's 1.1 acres of the cx.

1181
01:13:16.175 --> 01:13:18.395
You know what I mean? I think it's more for theoretically,

1182
01:13:18.395 --> 01:13:21.275
again, if you have a couple hundred units built out there in

1183
01:13:21.275 --> 01:13:24.875
the next five years, it's gonna be small.

1184
01:13:25.745 --> 01:13:27.435
Yeah. What's the, my phone number?

1185
01:13:27.435 --> 01:13:29.635
It's like, what's the property at acreage of the brewery?

1186
01:13:33.915 --> 01:13:35.265
Think you're talking neighborhood

1187
01:13:35.305 --> 01:13:36.305
Walkable. It is, it's

1188
01:13:36.305 --> 01:13:37.105
neighborhood scale

1189
01:13:37.545 --> 01:13:38.545
Mountainside walkable.

1190
01:13:39.045 --> 01:13:41.065
No one's gonna, it's it's drive there from, its,

1191
01:13:41.065 --> 01:13:42.225
it's not a Walmart site.

1192
01:13:42.605 --> 01:13:45.345
No, here's not there. We'll be driving back.

1193
01:13:54.285 --> 01:13:59.025
So it's 1.1 for the billable portion of the CX zoning

1194
01:13:59.205 --> 01:14:02.985
and then 0.369 for the open space portion,

1195
01:14:04.175 --> 01:14:07.075
um, for the RM two zone

1196
01:14:07.645 --> 01:14:12.445
3.375 for the buildable portion of

1197
01:14:12.445 --> 01:14:13.805
that zoning in that block.

1198
01:14:13.865 --> 01:14:16.805
And then the open space at 1.02.

1199
01:14:19.355 --> 01:14:21.335
And then because of setback requirements,

1200
01:14:22.455 --> 01:14:24.175

landscaping requirements, those types of things,

1201
01:14:24.245 --> 01:14:25.695
it's not like the entirety of these sites

1202
01:14:25.695 --> 01:14:26.855
are gonna be able to be developed.

1203
01:14:26.895 --> 01:14:31.655
I think max coverage and CX is 70, 80%

1204
01:14:31.915 --> 01:14:34.975
and it's pretty rarely gets that high.

1205
01:14:45.605 --> 01:14:48.085
GIS is uh, grantee on Bernie zero.

1206
01:14:49.875 --> 01:14:51.445
That seems it's pretty there.

1207
01:14:52.325 --> 01:14:54.405
I would've, it's probably four venture to guess.

1208
01:14:54.435 --> 01:14:55.725
They're around two acres.

1209
01:14:56.075 --> 01:14:59.045
Yeah. It's, it's not small compared to,

1210
01:15:02.385 --> 01:15:06.395
alright Tom, your comments Tom's first meeting tonight?

1211
01:15:08.655 --> 01:15:12.795
Um, yeah, I feel like, I feel like I brought up most

1212
01:15:12.815 --> 01:15:16.165
of my questions or comments.

1213
01:15:16.865 --> 01:15:21.125
Um, yeah, I still struggle I think a little bit

1214
01:15:21.125 --> 01:15:24.645
with the zoning but I also being new

1215
01:15:24.665 --> 01:15:27.835
and kind of, you know,

1216
01:15:28.275 --> 01:15:29.915
admittedly not being super fluent on

1217
01:15:29.915 --> 01:15:32.795
what those other commercial zones potentially

1218
01:15:32.795 --> 01:15:33.955
would be for the area.

1219
01:15:34.475 --> 01:15:36.675
I do can't say whether like CH

1220
01:15:36.855 --> 01:15:39.195
or CC would be better than cx.

1221
01:15:41.585 --> 01:15:42.585
Yeah, Sure.

1222
01:15:44.095 --> 01:15:45.995
Um, Tom,

1223
01:15:46.095 --> 01:15:48.435
and a reminder for the rest of you, um,

1224
01:15:48.935 --> 01:15:50.955
did not go over reason statements significantly

1225
01:15:51.015 --> 01:15:52.235

in your onboarding reason.

1226
01:15:52.235 --> 01:15:53.915
Statements are required

1227
01:15:54.615 --> 01:15:56.875
for all project judicial applications

1228
01:15:57.495 --> 01:15:59.875
and it's kind of your feeling

1229
01:16:00.135 --> 01:16:02.995
or what facts you are using to make your decision.

1230
01:16:03.695 --> 01:16:07.595
Um, always linking those back to the criteria of approval,

1231
01:16:07.855 --> 01:16:09.555
um, that are already kind of that grasp

1232
01:16:09.555 --> 01:16:11.395
that's in the staff report is a great idea.

1233
01:16:11.975 --> 01:16:16.035
Um, but again, it's what you are using for, um,

1234
01:16:16.265 --> 01:16:19.475
your decision making and justification for the direction

1235
01:16:19.475 --> 01:16:20.835
that you will ultimately be voting in.

1236
01:16:20.895 --> 01:16:23.315
So always great to help me out

1237
01:16:23.415 --> 01:16:25.595
and just let me know what those reason statements are.

1238
01:16:25.595 --> 01:16:28.875
Otherwise I will surmise them from, um, the record

1239
01:16:29.095 --> 01:16:31.315
and the discussion and questions that were asked.

1240
01:16:31.615 --> 01:16:34.915
Um, but again great, if you guys can help me clarify those

1241
01:16:35.015 --> 01:16:36.315
and I'll add them to the staff report

1242
01:16:36.335 --> 01:16:37.475
as things move on to council.

1243
01:16:37.905 --> 01:16:42.485
Cool. And Kim, they can't move forward with any of this

1244
01:16:42.485 --> 01:16:44.605
so they get the FEMA certificate. Is

1245
01:16:44.605 --> 01:16:45.885
That so they can complete the zoning

1246
01:16:45.905 --> 01:16:47.005
and get the zoning assigned,

1247
01:16:47.065 --> 01:16:48.845
but they cannot build anything

1248
01:16:49.535 --> 01:16:51.565
until they have FEMA approval?

1249
01:16:52.185 --> 01:16:55.165
Um, I don't think there's even much they can do within

1250
01:16:55.475 --> 01:16:56.605

roadway and utility

1251
01:16:56.605 --> 01:16:58.445
because of where the current boundaries are.

1252
01:16:58.465 --> 01:17:02.125
So we definitely want to have something in writing from FEMA

1253
01:17:02.125 --> 01:17:05.285
of where the potential new boundaries will be from their

1254
01:17:06.085 --> 01:17:08.165
approved fill permit from fema

1255
01:17:08.545 --> 01:17:11.925
and then we might be able to, you know, allow certain parts

1256
01:17:11.925 --> 01:17:13.805
to be filled so they can work on utilities while

1257
01:17:14.045 --> 01:17:15.165
phasing some of the other projects.

1258
01:17:15.405 --> 01:17:16.405
I thought you had the letter,

1259
01:17:16.915 --> 01:17:19.165
They have it from the original engineering design.

1260
01:17:19.265 --> 01:17:21.845
Is it corresponding with the engineering for this design?

1261
01:17:21.955 --> 01:17:22.805
Yeah, the masquerading

1262
01:17:22.805 --> 01:17:23.885
the general grading design. Perfect.

1263
01:17:24.035 --> 01:17:27.125
Okay. Alright.

1264
01:17:29.255 --> 01:17:30.565
Would anyone like to make a motion?

1265
01:17:34.835 --> 01:17:36.055
You said what you think?

1266
01:17:36.475 --> 01:17:39.015
Uh, I think it that that's true

1267
01:17:39.035 --> 01:17:40.095
and thank you for bringing that up

1268
01:17:40.095 --> 01:17:41.215
because it's completely true.

1269
01:17:41.475 --> 01:17:45.975
Uh, I forgot about that. I, I think, uh,

1270
01:17:46.195 --> 01:17:48.855
at the end of the day, ultimately the treetops property

1271
01:17:48.855 --> 01:17:51.055
there, the east of 25 acres is kind

1272
01:17:51.055 --> 01:17:54.515
of the last entry point.

1273
01:17:54.585 --> 01:17:56.555
Like that's the edge of it.

1274
01:17:56.615 --> 01:18:01.065
We, we can't go any further someday that will get developed

1275
01:18:01.065 --> 01:18:03.705

and it will be the official entry to Victor,

1276
01:18:03.705 --> 01:18:05.505
whether it's close enough or not.

1277
01:18:06.605 --> 01:18:08.345
So I do think

1278
01:18:08.345 --> 01:18:11.465
that these parcels will be filled in at some point.

1279
01:18:11.645 --> 01:18:13.825
Um, filling in the city of Victor,

1280
01:18:14.655 --> 01:18:16.385
I've been sitting here a long time trying to do that

1281
01:18:16.405 --> 01:18:17.985
and it hasn't happened.

1282
01:18:18.645 --> 01:18:19.985
So I think it makes sense.

1283
01:18:20.065 --> 01:18:22.705
I think you're gonna have excess mountain cycle continue

1284
01:18:22.705 --> 01:18:26.705
to fill in and, um, I think people would appreciate, uh,

1285
01:18:26.915 --> 01:18:31.625
small, um, potential commercial buildings or options there.

1286
01:18:32.965 --> 01:18:37.525
And, um, you know, I think

1287
01:18:37.525 --> 01:18:41.035
that it is, it's logical to do something with this parcel.

1288
01:18:41.975 --> 01:18:45.995
So I I don't, I I don't have any objection

1289
01:18:45.995 --> 01:18:47.155
to the application

1290
01:18:53.205 --> 01:18:55.835
Correction that the Treetops parcel is RM one.

1291
01:18:56.495 --> 01:19:01.075
Oh, okay. Thank you. RM one

1292
01:19:01.655 --> 01:19:02.655
One. So if you go up

1293
01:19:02.655 --> 01:19:03.875
to fourplexes

1294
01:19:04.185 --> 01:19:05.185
Yeah. And

1295
01:19:05.185 --> 01:19:06.635
no CX right

1296
01:19:06.975 --> 01:19:08.795
For the adjacent parcel across the street?

1297
01:19:08.795 --> 01:19:09.795
Correct.

1298
01:19:31.785 --> 01:19:34.405
Are you good if me making a motion to approve this?

1299
01:19:42.705 --> 01:19:43.705
Here's

1300
01:19:44.675 --> 01:19:46.125

There's, oops no.

1301
01:19:47.065 --> 01:19:47.525
Oh, sorry.

1302
01:19:48.185 --> 01:19:52.445
Kim or kitty corner

1303
01:19:52.465 --> 01:19:53.885
Is cx. You were

1304
01:19:53.885 --> 01:19:54.885
Talking to the east. Oh,

1305
01:19:54.885 --> 01:19:57.605
I thought you kitty. That one is cx.

1306
01:19:58.115 --> 01:20:01.765
That is cx. There's a parcel to the northeast. That is CX

1307
01:20:01.895 --> 01:20:02.895
Right there. Okay.

1308
01:20:02.895 --> 01:20:07.045
And a half

1309
01:20:07.355 --> 01:20:08.565
That purple one is cx.

1310
01:20:08.955 --> 01:20:10.565
Yeah, the Sherman Park and the,

1311
01:20:13.385 --> 01:20:14.685
Uh, yeah.

1312
01:20:15.065 --> 01:20:16.365
Is this a, there's two motion,

1313
01:20:16.535 --> 01:20:17.535
Right? Yes.

1314
01:20:17.535 --> 01:20:19.005
Um, one's for the rezone

1315
01:20:19.025 --> 01:20:20.045
and one's for the short, flat.

1316
01:20:20.065 --> 01:20:22.405
You can combine them and just keep talking if you want.

1317
01:20:22.985 --> 01:20:25.205
Um, or we can take a vote in between each one.

1318
01:20:25.405 --> 01:20:26.645
I like that one first option.

1319
01:20:29.275 --> 01:20:34.085
Okay. Uh, having concluded

1320
01:20:34.085 --> 01:20:35.365
that the criteria for approval

1321
01:20:35.385 --> 01:20:39.325
of a rezone map amendment found entitled 10 section 14.7

1322
01:20:39.325 --> 01:20:43.885
point 12 B have been met, I move to recommend approval

1323
01:20:44.145 --> 01:20:48.005
of LU 2025 dash 17 for the zoning

1324
01:20:48.225 --> 01:20:50.565
of RN two residential multifamily

1325
01:20:50.705 --> 01:20:52.525

and CX commercial mixed use

1326
01:20:53.025 --> 01:20:54.805
as shown in the application materials

1327
01:20:54.805 --> 01:20:56.645
and subject to the conditions of approval.

1328
01:20:58.125 --> 01:21:01.505
And page the other part,

1329
01:21:02.285 --> 01:21:03.385
It just the very next line.

1330
01:21:09.135 --> 01:21:11.115
Did you get the, I said,

1331
01:21:12.215 --> 01:21:14.675
Having concluded that the criteria

1332
01:21:14.815 --> 01:21:17.675
of the short plat found entitled 10, section 14 point

1333
01:21:18.955 --> 01:21:21.275
B have been met, I further agree to recommend approval

1334
01:21:21.455 --> 01:21:24.795
of SD 2025 dash 16 for short

1335
01:21:26.135 --> 01:21:30.155
for a short of the market subdivision

1336
01:21:30.255 --> 01:21:31.995
as shown in the application materials.

1337
01:21:34.345 --> 01:21:36.035
Okay. Thank you. Christie, would you like

1338
01:21:36.035 --> 01:21:37.595
to second that motion to?

1339
01:21:37.595 --> 01:21:41.355
Sure. Thank you. Second. Alright. All those in favor? Aye.

1340
01:21:41.415 --> 01:21:45.715
Aye. Any opposed? Okay. The motions are approved. Thank you.

1341
01:21:47.175 --> 01:21:50.475
And that will take us down to our next rezone

1342
01:21:51.905 --> 01:21:55.155
hearing of 20 rezone.

1343
01:21:59.335 --> 01:22:00.475
And congratulations.

1344
01:22:01.765 --> 01:22:05.795
Sorry I never got back to you. Thanks for filling me in.

1345
01:22:05.795 --> 01:22:07.675
Of course. Lemme know if you,

1346
01:22:15.705 --> 01:22:16.705
Okay. This

1347
01:22:16.705 --> 01:22:20.315
one is copy located

1348
01:22:20.655 --> 01:22:22.035
within Mountainside Village.

1349
01:22:22.265 --> 01:22:25.595
It's always been kind of marked and outlined as phase six.

1350
01:22:26.255 --> 01:22:30.115

Um, it was kind of toed, um, with the term

1351
01:22:30.175 --> 01:22:31.755
of the farm loop in the past.

1352
01:22:32.295 --> 01:22:34.675
Um, in the applicant's narrative,

1353
01:22:34.675 --> 01:22:36.675
they actually supplied some of the, uh,

1354
01:22:36.685 --> 01:22:39.195
prior iterations, um, of this.

1355
01:22:39.215 --> 01:22:42.235
So we can tell that it's been, um, conceptualized

1356
01:22:42.335 --> 01:22:45.595
for quite some time, always with some type of, um,

1357
01:22:46.115 --> 01:22:49.035
agricultural, urban agricultural farm activities.

1358
01:22:49.135 --> 01:22:53.155
As the focus on a large portion of this site, uh, the number

1359
01:22:53.155 --> 01:22:55.635
of residences have always kind of changed

1360
01:22:55.635 --> 01:22:58.075
through each iteration of those concepts.

1361
01:22:58.535 --> 01:23:02.275
Um, so the access to the site is off of Cemetery Road.

1362
01:23:02.425 --> 01:23:05.285
It's approximately just under 12 acres, um,

1363
01:23:05.555 --> 01:23:09.845
currently used already, uh, for some of the farm activities,

1364
01:23:10.025 --> 01:23:11.965
um, such as greenhouse crop

1365
01:23:11.965 --> 01:23:13.645
production, those types of things.

1366
01:23:14.185 --> 01:23:18.365
Um, in addition to regular irrigation, um,

1367
01:23:18.365 --> 01:23:19.765
because the irrigation season

1368
01:23:20.385 --> 01:23:23.965
can be challenging when producing specialty crops, um,

1369
01:23:24.095 --> 01:23:28.285
which are crops for food production, um, or consumption.

1370
01:23:29.665 --> 01:23:34.285
Um, they asked the city if they could get a non potable

1371
01:23:34.495 --> 01:23:37.205
water well for, um, being able

1372
01:23:37.205 --> 01:23:40.165
to supplement the irrigation water to allow them

1373
01:23:40.165 --> 01:23:41.605
to have a longer growing season.

1374
01:23:42.105 --> 01:23:45.085
So that was granted to them several years back, um,

1375
01:23:45.305 --> 01:23:48.085

to allow the operation to continue being successful.

1376
01:23:48.705 --> 01:23:52.725
Um, the applicant is requesting a

1377
01:23:52.725 --> 01:23:54.285
combination request here.

1378
01:23:54.745 --> 01:23:57.485
Um, each kind of has a little bit different provisions.

1379
01:23:57.905 --> 01:24:01.205
Um, so starting with the rezone, um,

1380
01:24:01.235 --> 01:24:05.045
currently the property is rec zoning, um,

1381
01:24:05.465 --> 01:24:08.485
and RS 16, or excuse me, RS seven.

1382
01:24:09.795 --> 01:24:12.485
They're not asking for a change of these zonings,

1383
01:24:12.515 --> 01:24:15.765
however, they are asking for a change of the configuration

1384
01:24:15.905 --> 01:24:17.645
of these two zonings on the parcel.

1385
01:24:18.075 --> 01:24:20.125
They wanna have more rec zoning,

1386
01:24:20.495 --> 01:24:23.005
which would then lead into the next request

1387
01:24:23.345 --> 01:24:27.005
of allowing them a conditional use permit for a gas ranch.

1388
01:24:27.075 --> 01:24:31.325
Jude Ranch. Um, per the definition in Article 10,

1389
01:24:32.305 --> 01:24:36.565
the second component of this is the RS 16 portion

1390
01:24:36.755 --> 01:24:38.085
that will be shrunken.

1391
01:24:38.585 --> 01:24:40.685
Uh, then leads to the third part

1392
01:24:40.685 --> 01:24:43.245
of the request is a concept level

1393
01:24:44.125 --> 01:24:45.245
approval for a subdivision.

1394
01:24:46.305 --> 01:24:48.725
It would be proposed to create eight parcels.

1395
01:24:49.135 --> 01:24:52.245
Seven of those would be for residential use.

1396
01:24:52.545 --> 01:24:54.205
The eighth parcel would be the one.

1397
01:24:54.825 --> 01:24:59.285
And under the rec zoning for the conditional use operations,

1398
01:25:01.335 --> 01:25:03.195
uh, outlined all the procedural

1399
01:25:03.195 --> 01:25:06.595
and notice requirements, uh, your code standards

1400
01:25:06.895 --> 01:25:07.995

and options.

1401
01:25:08.415 --> 01:25:12.355
Um, under the staff analysis we've outlined, um, the

1402
01:25:12.895 --> 01:25:14.595
future land use designation,

1403
01:25:14.595 --> 01:25:16.235
which is surrounding neighborhood.

1404
01:25:16.655 --> 01:25:20.315
And it does specifically mention information in here about,

1405
01:25:20.655 --> 01:25:23.315
um, parkland, uh, neighborhoods.

1406
01:25:23.675 --> 01:25:26.635
I thought we had something specifically about urban farming.

1407
01:25:27.525 --> 01:25:29.195
Might be missing it right now,

1408
01:25:29.215 --> 01:25:33.675
but, um, there, I think it might be one

1409
01:25:33.675 --> 01:25:34.915
of the suggested uses then.

1410
01:25:35.375 --> 01:25:40.365
So secondary uses, that's where it's at,

1411
01:25:40.825 --> 01:25:43.965
um, including urban agricultural features.

1412
01:25:44.145 --> 01:25:48.805
So it does outline, um, agricultural, uh, operations

1413
01:25:49.365 --> 01:25:53.005
specifically under the comprehensive plans future land

1414
01:25:53.005 --> 01:25:55.325
designation of surrounding neighborhood,

1415
01:25:55.335 --> 01:25:58.525
which is the designation on the entirety of this property.

1416
01:25:59.385 --> 01:26:04.165
Um, the RS seven is consistent with,

1417
01:26:04.305 --> 01:26:08.325
um, nearly the whole of Mount side village, I believe all

1418
01:26:08.345 --> 01:26:10.485
of phase three, four and five.

1419
01:26:10.785 --> 01:26:14.845
And then also now here six, um, is zoned RS seven.

1420
01:26:15.505 --> 01:26:18.685
Um, so it does allow for a minimum lot size

1421
01:26:18.685 --> 01:26:20.245
of 7,000 square feet.

1422
01:26:20.625 --> 01:26:23.645
And that ranges throughout Mountainside Village

1423
01:26:23.775 --> 01:26:27.765
where the higher density lots are closer to

1424
01:26:28.405 --> 01:26:31.565
baseline road and the larger parcels get closer

1425
01:26:31.585 --> 01:26:32.885

and closer to the hillside.

1426
01:26:33.345 --> 01:26:37.125
Um, these are all, uh, proposed to be, um,

1427
01:26:37.385 --> 01:26:42.365
rather larger than the, um, minimum 7,000 square foot

1428
01:26:42.365 --> 01:26:43.685
that RS seven allows.

1429
01:26:44.265 --> 01:26:47.325
Um, so they are being kind of consistent within

1430
01:26:47.395 --> 01:26:49.085
that gradient.

1431
01:26:49.085 --> 01:26:52.365
Scale of density already outlined, um,

1432
01:26:52.365 --> 01:26:55.005
within those phases are surrounding them of mount side.

1433
01:26:55.425 --> 01:26:59.845
Um, one thing, uh, a bit more on the subdivision side,

1434
01:26:59.845 --> 01:27:02.165
but since we're talking about mountainside phases,

1435
01:27:02.665 --> 01:27:04.085
um, this is relevant.

1436
01:27:04.745 --> 01:27:09.045
The phase three B, um, while not completed

1437
01:27:09.185 --> 01:27:12.405
and does not have a final plat, does have sewer

1438
01:27:12.405 --> 01:27:14.005
and water infrastructure in place.

1439
01:27:14.665 --> 01:27:17.645
Um, so that phase four B

1440
01:27:17.665 --> 01:27:21.005
and C when those move forward will have utilities

1441
01:27:21.145 --> 01:27:24.685
to directly connect to when phase four B

1442
01:27:24.745 --> 01:27:26.965
and C begin construction.

1443
01:27:27.105 --> 01:27:29.165
That's what's bringing the utilities all

1444
01:27:29.165 --> 01:27:30.205
the way over to this site.

1445
01:27:30.265 --> 01:27:34.245
So it is, it does kind of hinge on the prior approvals

1446
01:27:34.245 --> 01:27:36.725
of those phases and how that goes through.

1447
01:27:37.595 --> 01:27:40.605
However, there would be an opportunity,

1448
01:27:41.805 --> 01:27:44.325
although it'd be potentially costly

1449
01:27:44.325 --> 01:27:46.925
and challenging if the applicant wanted

1450
01:27:46.925 --> 01:27:49.125

to move forward on the preliminary plat

1451
01:27:49.125 --> 01:27:53.125
and construction of their phase prior to mountainside, um,

1452
01:27:53.375 --> 01:27:56.245
phase four B or C moving forward.

1453
01:27:56.785 --> 01:27:59.805
Um, they could do so with approval, um,

1454
01:28:00.545 --> 01:28:03.285
and sign off from the property owner

1455
01:28:03.485 --> 01:28:05.845
'cause those both have preliminary plat approval.

1456
01:28:06.425 --> 01:28:10.165
Um, so they do have all the engineering review, um,

1457
01:28:10.345 --> 01:28:13.445
things like that completed and approved by counsel.

1458
01:28:14.345 --> 01:28:18.805
So the applicant would be putting in those things ahead

1459
01:28:18.805 --> 01:28:19.925
of time and then asking for

1460
01:28:19.925 --> 01:28:21.405
recapture some of the money back.

1461
01:28:22.185 --> 01:28:24.045
Uh, typically that only applies to utilities

1462
01:28:24.045 --> 01:28:25.245
and not to roadways, so they're kind

1463
01:28:25.245 --> 01:28:26.405
of doing it at their own risk.

1464
01:28:26.865 --> 01:28:30.725
Um, but could be allowed through lots of, um,

1465
01:28:31.135 --> 01:28:33.245
other agreements with the current property owner

1466
01:28:33.305 --> 01:28:35.405
of phase four B and C.

1467
01:28:36.145 --> 01:28:40.245
Um, hoping however though, um, the approvals for B

1468
01:28:40.245 --> 01:28:42.605
and c, they've got three years to construct those.

1469
01:28:43.145 --> 01:28:46.125
Um, they're moving at a pretty good schedule for, um,

1470
01:28:46.235 --> 01:28:47.565
four A and five.

1471
01:28:48.225 --> 01:28:50.925
So hoping that this next construction season,

1472
01:28:50.925 --> 01:28:52.165
they'll have those finish up

1473
01:28:52.225 --> 01:28:54.365
and then the following construction season they'll get

1474
01:28:54.365 --> 01:28:55.765
moving on the next two phases.

1475
01:28:56.075 --> 01:28:59.495

Then opening this, um, what's being proposed

1476
01:28:59.515 --> 01:29:01.685
as concept level to be able

1477
01:29:01.685 --> 01:29:03.645
to be moved forward within the appropriate

1478
01:29:03.645 --> 01:29:05.205
timelines outlined in the code.

1479
01:29:05.945 --> 01:29:10.125
Um, back to zoning, um, going through the criteria,

1480
01:29:10.945 --> 01:29:13.485
um, we have both REC

1481
01:29:13.505 --> 01:29:15.765
and RS seven suggested as, um,

1482
01:29:16.085 --> 01:29:17.165
possible zoning districts within

1483
01:29:17.345 --> 01:29:18.765
the surrounding neighborhood.

1484
01:29:19.025 --> 01:29:22.485
Uh, future land use designation, uh, in regards to

1485
01:29:23.185 --> 01:29:26.725
the intent of the code, um, kind of the

1486
01:29:27.535 --> 01:29:32.165
continuing with the priorities of food production, um,

1487
01:29:32.435 --> 01:29:33.645
kind of contributing

1488
01:29:33.645 --> 01:29:36.045
to agricultural economy, those types of things.

1489
01:29:36.745 --> 01:29:40.605
Um, I'm also aware not only from the applicant,

1490
01:29:40.665 --> 01:29:43.845
but two other small local farms that we have in this area

1491
01:29:43.915 --> 01:29:45.565
that are just outside city limits.

1492
01:29:46.065 --> 01:29:49.605
Um, there is a unique microclimate that we have just outside

1493
01:29:49.705 --> 01:29:51.645
of Victor to the east of our boundaries.

1494
01:29:51.705 --> 01:29:54.005
So being able to kind of feature that

1495
01:29:54.145 --> 01:29:56.245
and continue to allow, promote

1496
01:29:56.665 --> 01:29:59.965
and encourage further agriculture is, um,

1497
01:30:00.055 --> 01:30:02.925
definitely something that's supported by the city

1498
01:30:03.065 --> 01:30:06.085
and the comprehensive plan to take advantage of

1499
01:30:06.085 --> 01:30:07.325
that micro climate.

1500
01:30:08.185 --> 01:30:12.325

Um, in regards to the planned character, again, um,

1501
01:30:12.675 --> 01:30:15.485
mentioned not only in the comprehensive plan

1502
01:30:15.485 --> 01:30:17.285
because of the surrounding neighborhood designation,

1503
01:30:17.305 --> 01:30:20.405
but also in the different iterations

1504
01:30:20.625 --> 01:30:22.965
of the Mountainside Village master plan

1505
01:30:23.355 --> 01:30:24.445
over many, many years.

1506
01:30:24.645 --> 01:30:28.205
I think starting back in 2004, so we're a good 20 years

1507
01:30:28.875 --> 01:30:31.365
into, uh, mountainsides planning phases.

1508
01:30:31.815 --> 01:30:35.165
Again, always having some type of agricultural, um,

1509
01:30:35.255 --> 01:30:38.165
production component to this phase.

1510
01:30:38.545 --> 01:30:41.365
Uh, while the scale and ultimate development have changed

1511
01:30:41.365 --> 01:30:44.525
over time, um, it's always been a part of

1512
01:30:44.525 --> 01:30:45.605
that original plan.

1513
01:30:46.395 --> 01:30:50.205
Then as far as, um, being allowed

1514
01:30:50.785 --> 01:30:54.405
on the property, um, the zoning is the same,

1515
01:30:54.405 --> 01:30:58.045
however, there are other, um, limitations due

1516
01:30:58.045 --> 01:31:01.885
to the current configuration of the zoning, um,

1517
01:31:02.265 --> 01:31:05.045
is why they wouldn't be able to take advantage of all

1518
01:31:05.105 --> 01:31:08.325
of the, um, operations they're hoping to achieve

1519
01:31:08.975 --> 01:31:11.765
under the conditional use permit is why they're hoping

1520
01:31:11.825 --> 01:31:14.525
to have a larger space for that CX zoning.

1521
01:31:15.345 --> 01:31:19.765
Um, again related to agriculture,

1522
01:31:20.705 --> 01:31:22.045
um, services.

1523
01:31:22.505 --> 01:31:24.885
Um, so we outline a little bit in regards

1524
01:31:24.905 --> 01:31:26.365
to the connections.

1525
01:31:26.745 --> 01:31:30.765

Um, I mentioned here again about the, um, irrigation.

1526
01:31:30.875 --> 01:31:32.565
Well, um,

1527
01:31:35.165 --> 01:31:39.135
then we've got, um, there's no anticipated impacts

1528
01:31:39.275 --> 01:31:40.335
to the environment.

1529
01:31:40.765 --> 01:31:43.815
This area is technically within, um, part

1530
01:31:43.815 --> 01:31:45.415
of a wildlife overlay, um,

1531
01:31:45.415 --> 01:31:46.455
but it is a very low density,

1532
01:31:46.515 --> 01:31:48.735
so there would definitely still be opportunity

1533
01:31:48.795 --> 01:31:51.935
for wildlife mobility, um, through these area.

1534
01:31:52.675 --> 01:31:54.935
And already I think the underlying, um,

1535
01:31:55.325 --> 01:31:57.815
overlay requirements limit, um,

1536
01:31:58.495 --> 01:32:00.445
restrictions on fencing,

1537
01:32:00.445 --> 01:32:01.685
it should be wildlife friendly

1538
01:32:01.685 --> 01:32:02.965
fencing, those types of things.

1539
01:32:03.545 --> 01:32:06.365
Um, however, with the food production, we're gonna

1540
01:32:06.965 --> 01:32:08.645
probably have to have some good greenhouses

1541
01:32:08.645 --> 01:32:11.325
and fencing in those areas, but not necessarily perimeter

1542
01:32:11.325 --> 01:32:12.645
or boundary fencing would be allowed.

1543
01:32:13.265 --> 01:32:17.485
And then, um, last item in regards

1544
01:32:17.625 --> 01:32:21.925
to adverse impacts, um, again, these agricultural operations

1545
01:32:22.435 --> 01:32:25.365
have been going on for quite some time in regards

1546
01:32:25.425 --> 01:32:28.925
to the growing of crops and food production.

1547
01:32:29.305 --> 01:32:30.685
Um, some of the new components

1548
01:32:30.785 --> 01:32:33.525
to the conditional use permit, which we'll get to next, um,

1549
01:32:33.615 --> 01:32:36.445
would be some of the potential impacts.

1550
01:32:36.865 --> 01:32:39.885

Um, however those impacts are specifically related to

1551
01:32:40.705 --> 01:32:42.845
the conditional use activities

1552
01:32:42.905 --> 01:32:44.405
and not necessarily related

1553
01:32:44.465 --> 01:32:46.525
to just having rec zoning on the property.

1554
01:32:46.985 --> 01:32:50.165
So if the zoning component of this would not have, uh,

1555
01:32:50.165 --> 01:32:53.205
any further impacts, um, to the neighboring residences,

1556
01:32:53.205 --> 01:32:55.205
then what's already currently there

1557
01:32:56.065 --> 01:32:57.325
to the conditional use permit.

1558
01:32:57.465 --> 01:33:00.365
The second component to this request, um, they're asking

1559
01:33:00.505 --> 01:33:02.005
for a guest dude ranch.

1560
01:33:02.465 --> 01:33:06.005
Um, I just put the entire definition in here from the code.

1561
01:33:06.425 --> 01:33:10.245
It does allow for overnight accommodations, events,

1562
01:33:10.815 --> 01:33:13.365
activities as long as it pertains

1563
01:33:13.465 --> 01:33:15.525
to agricultural operations.

1564
01:33:15.635 --> 01:33:18.285
Linking back to, um, that dude ranch,

1565
01:33:18.285 --> 01:33:23.245
guest ranch atmosphere, um, while it does reference, um,

1566
01:33:23.555 --> 01:33:26.525
corrals pasture land livestock, um,

1567
01:33:26.545 --> 01:33:28.085
the applicant has not at least

1568
01:33:28.325 --> 01:33:30.285
provided any specific indication that they were going

1569
01:33:30.305 --> 01:33:32.325
to be adding livestock while they could.

1570
01:33:32.785 --> 01:33:36.365
Um, the city does have underlying requirements

1571
01:33:36.465 --> 01:33:39.045
for livestock in regards to the maximum number

1572
01:33:39.505 --> 01:33:40.845
of different types of animals

1573
01:33:40.955 --> 01:33:42.245
that they would be able to have.

1574
01:33:42.665 --> 01:33:47.405
So this isn't going to turn into anything, um, like a,

1575
01:33:48.185 --> 01:33:50.685

uh, feedlot or any concerns like that.

1576
01:33:51.225 --> 01:33:55.285
Um, just off the top of my head, I know that the, um,

1577
01:33:55.685 --> 01:33:58.845
rack portion of the property would have be allowed

1578
01:33:58.845 --> 01:34:00.325
to have no more than six horses.

1579
01:34:01.005 --> 01:34:02.885
I haven't done a count on all the other animals.

1580
01:34:02.975 --> 01:34:07.365
Again, it's already outlined by code in regards to, um,

1581
01:34:08.075 --> 01:34:10.405
foul and then kind of small animals.

1582
01:34:10.545 --> 01:34:13.685
So llamas, um, sheep

1583
01:34:13.865 --> 01:34:16.565
and goats are kind of lumped together and large animals.

1584
01:34:16.625 --> 01:34:20.485
So that six number would be either six horses or six cows

1585
01:34:20.505 --> 01:34:21.805
or a combination of both.

1586
01:34:22.385 --> 01:34:23.965
Um, they wouldn't be able

1587
01:34:23.965 --> 01:34:25.685
to have more than six large animals.

1588
01:34:27.755 --> 01:34:28.905
Again, the applicant has not

1589
01:34:28.905 --> 01:34:30.225
indicated of doing any of these.

1590
01:34:30.375 --> 01:34:32.105
Just letting you know, code already has

1591
01:34:32.105 --> 01:34:33.425
provisions in regards to that.

1592
01:34:33.445 --> 01:34:35.105
If you are concerned about something like that,

1593
01:34:35.165 --> 01:34:36.705
we can add it to conditions of approval.

1594
01:34:36.775 --> 01:34:39.305
It's not something I currently have proposed as a condition.

1595
01:34:39.925 --> 01:34:44.105
Um, going through the criteria of approval

1596
01:34:44.285 --> 01:34:46.425
for conditional use permit, um,

1597
01:34:46.525 --> 01:34:49.025
it is allowed in the zoning district.

1598
01:34:49.285 --> 01:34:51.705
Um, and the three through seven are the zoning district

1599
01:34:51.705 --> 01:34:54.185
setback requirements, those types of things, um,

1600
01:34:54.185 --> 01:34:56.185

which they are meeting all of those, um,

1601
01:34:56.215 --> 01:34:57.725
from their concept site plan.

1602
01:34:58.625 --> 01:35:02.365
The, um, next is in regards to being allowed in Article 10

1603
01:35:02.385 --> 01:35:04.565
and any use standards, uh, it is allowed,

1604
01:35:04.565 --> 01:35:06.445
there's not any use standards proposed.

1605
01:35:06.505 --> 01:35:09.685
The definition that's in italics here is all

1606
01:35:09.685 --> 01:35:11.965
that the code states in regards to due branch.

1607
01:35:12.585 --> 01:35:16.245
Um, the use complies

1608
01:35:16.435 --> 01:35:17.765
with these specific standards.

1609
01:35:17.895 --> 01:35:19.125
Again in Article 10.

1610
01:35:19.125 --> 01:35:20.445
There's no further standards

1611
01:35:20.445 --> 01:35:22.645
and they're not asking for any variances in regards

1612
01:35:22.645 --> 01:35:24.925
to those setbacks, lot sizes, coverage, et cetera.

1613
01:35:25.545 --> 01:35:27.365
Um, compatibility.

1614
01:35:27.945 --> 01:35:32.605
Um, so as far as compatibility there, um, adjacent

1615
01:35:33.185 --> 01:35:35.885
to open space in a lot of different directions.

1616
01:35:36.465 --> 01:35:39.525
So to the east

1617
01:35:40.105 --> 01:35:42.925
is open space portions of phase five,

1618
01:35:42.945 --> 01:35:44.965
and that's kind of to the east and the south.

1619
01:35:45.665 --> 01:35:48.485
Um, there are lots not far from that,

1620
01:35:48.665 --> 01:35:53.045
but um, phase five has a lot of open space area

1621
01:35:53.185 --> 01:35:56.205
and the lots are spread out rather than being all stacked in

1622
01:35:56.205 --> 01:35:58.685
more of a block configuration due to the fact

1623
01:35:58.685 --> 01:36:03.245
that it is up along the hillside, um, to the west.

1624
01:36:03.905 --> 01:36:08.325
Um, the subdivision portion is adjacent to other

1625
01:36:09.325 --> 01:36:11.525

proposed residential lots of phase four B,

1626
01:36:11.875 --> 01:36:15.965
however, the area immediately adjacent, kind

1627
01:36:15.965 --> 01:36:17.285
of sharing that property line.

1628
01:36:17.285 --> 01:36:19.005
There is a canal there as well.

1629
01:36:19.585 --> 01:36:23.565
Um, that is open space in phase four C.

1630
01:36:24.015 --> 01:36:28.285
There is one lot pretty close along cemetery drive, um,

1631
01:36:28.825 --> 01:36:32.325
but again, there is that kind of buffer strip

1632
01:36:32.465 --> 01:36:34.245
of the canal as open space.

1633
01:36:34.345 --> 01:36:36.645
So there is open space designation, um,

1634
01:36:36.965 --> 01:36:38.605
surrounding them within mountainside.

1635
01:36:39.105 --> 01:36:44.095
And then across the street from 'EM is the cemetery itself.

1636
01:36:44.395 --> 01:36:47.495
And then there's a portion of the site that is adjacent

1637
01:36:47.595 --> 01:36:50.375
to some county zoning, um,

1638
01:36:50.405 --> 01:36:53.055
that has some residential homes on that.

1639
01:36:53.635 --> 01:36:58.015
Um, the, in regards to adverse impacts, um, we feel

1640
01:36:58.015 --> 01:36:59.935
that most of these are gonna be mitigated

1641
01:37:00.115 --> 01:37:02.055
by conditions of approval.

1642
01:37:02.555 --> 01:37:04.095
If there's things that I've missed,

1643
01:37:04.595 --> 01:37:07.495
by all means suggest some additional conditions.

1644
01:37:07.635 --> 01:37:09.975
We can make motions to add conditions if you feel

1645
01:37:09.975 --> 01:37:11.975
that there's something, um,

1646
01:37:12.045 --> 01:37:14.375
that you feel it might be a potential condition

1647
01:37:14.375 --> 01:37:17.215
that I hadn't thought about in regards to this use.

1648
01:37:17.835 --> 01:37:21.895
Um, then in regards to, um, the,

1649
01:37:23.515 --> 01:37:27.375
um, services, the, um,

1650
01:37:29.425 --> 01:37:31.415

seven residential uses

1651
01:37:31.435 --> 01:37:33.615
to the South are really gonna be the only ones

1652
01:37:33.615 --> 01:37:37.175
that would have any major draw on kind of schools

1653
01:37:37.915 --> 01:37:38.975
and those types of things.

1654
01:37:39.315 --> 01:37:41.375
And that is to a low enough number

1655
01:37:41.375 --> 01:37:43.335
that we wouldn't even require a traffic

1656
01:37:43.345 --> 01:37:44.615
study for that subdivision.

1657
01:37:45.395 --> 01:37:48.295
The, um, farm operations, um,

1658
01:37:49.235 --> 01:37:52.255
it will vary based on the structures.

1659
01:37:52.715 --> 01:37:55.285
Um, agricultural structures are generally exempt

1660
01:37:55.355 --> 01:37:56.765
from building permit review.

1661
01:37:56.765 --> 01:37:59.645
They do have a mixed use building, um, proposed

1662
01:37:59.645 --> 01:38:00.645
that will probably need

1663
01:38:00.645 --> 01:38:02.605
to meet commercial building code standards.

1664
01:38:03.145 --> 01:38:04.805
Um, and whether or not it needs

1665
01:38:04.805 --> 01:38:06.645
to be sprinkled is gonna be based on its size,

1666
01:38:06.665 --> 01:38:08.165
but that will be up to fire review.

1667
01:38:08.185 --> 01:38:10.325
And then there's be, um, several cabins.

1668
01:38:11.225 --> 01:38:14.645
We did also add a condition that those cabins must meet

1669
01:38:15.235 --> 01:38:17.045
regular building code standards

1670
01:38:17.225 --> 01:38:20.365
and they would not be able to use, um, RVs

1671
01:38:20.465 --> 01:38:24.085
or RV park models which are permitted

1672
01:38:24.425 --> 01:38:26.525
and reviewed through the motor vehicle code

1673
01:38:26.865 --> 01:38:28.205
as opposed to the building codes.

1674
01:38:28.205 --> 01:38:30.365
So we definitely want to have these structures

1675
01:38:30.915 --> 01:38:33.165

meet the building code more specifically

1676
01:38:33.165 --> 01:38:37.085
because of long-term future use, um, snow load

1677
01:38:37.105 --> 01:38:39.165
and wind load that is unique to our area.

1678
01:38:40.265 --> 01:38:44.085
Um, then moving on to the third last request as a part

1679
01:38:44.085 --> 01:38:46.445
of this application is the concept plan.

1680
01:38:47.235 --> 01:38:49.605
Concept plan as mentioned is creating,

1681
01:38:50.505 --> 01:38:52.365
um, eight lots.

1682
01:38:53.265 --> 01:38:58.085
Um, oh, looks like, okay, I have one through six as a part

1683
01:38:58.085 --> 01:39:00.925
of the cul-de-sac that's connected to Garden Street.

1684
01:39:01.665 --> 01:39:03.365
Um, the seventh lot

1685
01:39:03.945 --> 01:39:07.285
of the RS seven will be a home probably for the owner

1686
01:39:07.545 --> 01:39:09.565
of the opera farm operations,

1687
01:39:09.665 --> 01:39:12.245
and we'll be using the farm driveway for its access,

1688
01:39:12.345 --> 01:39:15.085
but its utilities will be through an easement, um,

1689
01:39:16.485 --> 01:39:17.615
through the cul-de-sac.

1690
01:39:18.155 --> 01:39:21.495
And then, um, the remaining lot is the

1691
01:39:22.405 --> 01:39:25.505
rec zone lot for the operations of the farm.

1692
01:39:26.165 --> 01:39:29.665
Um, so myself and public works

1693
01:39:29.665 --> 01:39:31.785
and engineering have all looked at the concept plan.

1694
01:39:32.085 --> 01:39:34.305
Um, we've worked, been working with the applicant

1695
01:39:34.305 --> 01:39:38.065
and their engineer in regards to, um, where they need

1696
01:39:38.065 --> 01:39:40.225
to draw and connect utilities to.

1697
01:39:40.965 --> 01:39:44.385
Um, it's is all allowed in the existing zoning, even if

1698
01:39:44.405 --> 01:39:46.945
for some reason the rezone

1699
01:39:47.205 --> 01:39:49.385
or conditional use permits, um,

1700
01:39:49.525 --> 01:39:51.505

are either delayed or denied.

1701
01:39:52.045 --> 01:39:54.745
The concept plan is still consistent

1702
01:39:54.885 --> 01:39:57.265
and compatible with the existing zoning

1703
01:39:57.625 --> 01:39:58.865
configuration of RSS seven.

1704
01:39:59.405 --> 01:40:02.105
Um, so again, um, totally compatible

1705
01:40:02.325 --> 01:40:04.545
and meets all of the requirements as far

1706
01:40:04.545 --> 01:40:06.025
as lot sizes and frontage.

1707
01:40:06.525 --> 01:40:09.225
Um, public services, again, it being

1708
01:40:09.225 --> 01:40:12.345
that it's only eight lots doesn't trigger, uh, many

1709
01:40:12.365 --> 01:40:14.585
of the other study requirements that we have

1710
01:40:14.725 --> 01:40:16.585
for subdivisions, um,

1711
01:40:17.325 --> 01:40:21.335
and improvements plan.

1712
01:40:21.475 --> 01:40:24.495
Um, they did submit everything required for concept level

1713
01:40:24.755 --> 01:40:26.335
of, um, the improvements plan.

1714
01:40:26.365 --> 01:40:30.095
Full engineering will be required, um, as a part of the

1715
01:40:31.125 --> 01:40:32.255
preliminary plat.

1716
01:40:32.755 --> 01:40:34.495
And then same with this one,

1717
01:40:34.795 --> 01:40:38.095
not anticipating any concerns in regards to, um,

1718
01:40:38.095 --> 01:40:39.095
health safety and welfare.

1719
01:40:39.835 --> 01:40:42.495
Uh, they are accommodating their open space,

1720
01:40:42.495 --> 01:40:43.815
which is a bit unique compared

1721
01:40:43.815 --> 01:40:45.375
to some other applications we've had in the

1722
01:40:45.375 --> 01:40:46.415
past for subdivisions.

1723
01:40:46.645 --> 01:40:50.495
They're incorporating their open space requirement as a part

1724
01:40:50.495 --> 01:40:54.965
of the, um, parcels that are being created due to, um,

1725
01:40:55.105 --> 01:40:58.005

its proximity to the hillside

1726
01:40:58.105 --> 01:40:59.965
and where the grade starts to change.

1727
01:41:00.585 --> 01:41:02.925
So the 5% open space that's required

1728
01:41:02.945 --> 01:41:07.205
for subdivisions will be accommodated, um, through easements

1729
01:41:07.205 --> 01:41:09.925
or dedicated areas on the plat.

1730
01:41:10.345 --> 01:41:13.405
Um, that happens to be within the boundaries

1731
01:41:13.405 --> 01:41:14.765
of those individual parcels.

1732
01:41:15.245 --> 01:41:18.125
I do have a note in the conditions to, um, address

1733
01:41:18.925 --> 01:41:20.285
building envelopes, um,

1734
01:41:20.625 --> 01:41:24.005
and potential easements, um, for the open space to make sure

1735
01:41:24.005 --> 01:41:26.005
that that's documented and memorialized long term.

1736
01:41:26.705 --> 01:41:30.085
Um, in regards to motions, just to clarify,

1737
01:41:30.385 --> 01:41:33.805
we do have a motion for each of the three requests, um,

1738
01:41:33.955 --> 01:41:35.325
outlining the criteria

1739
01:41:35.705 --> 01:41:38.565
and conditions for those, um, conditions of approval.

1740
01:41:38.845 --> 01:41:40.725
I have written as just one list.

1741
01:41:41.305 --> 01:41:46.125
Um, it may need to be separated if we are applying some

1742
01:41:46.125 --> 01:41:49.205
of these to the rezones specifically

1743
01:41:49.825 --> 01:41:52.245
and others to the conditional use permit.

1744
01:41:52.745 --> 01:41:54.645
Um, I'm gonna let legal handle that

1745
01:41:54.905 --> 01:41:57.965
and figure out which is the most appropriate way to do that,

1746
01:41:57.965 --> 01:41:59.645
whether it be two development agreements

1747
01:41:59.865 --> 01:42:03.485
or one's just within the findings and approval documents.

1748
01:42:03.485 --> 01:42:05.885
And the other is a development agree.

1749
01:42:05.945 --> 01:42:08.205
So again, I'll I'll leave that up to legal to determine,

1750
01:42:08.225 --> 01:42:09.725

but just letting you know, we should clarify

1751
01:42:10.425 --> 01:42:13.125
in the conditions whether something pertains specifically

1752
01:42:13.145 --> 01:42:14.845
to the conditional use operations

1753
01:42:15.225 --> 01:42:20.205
or if it's just a general, um, condition related to the two.

1754
01:42:20.945 --> 01:42:22.445
Um, the rezoning request.

1755
01:42:22.865 --> 01:42:25.445
So the standard one in regards

1756
01:42:25.445 --> 01:42:28.685
to the applicant being responsible for meeting all

1757
01:42:28.685 --> 01:42:30.645
of these state, local federal regulations.

1758
01:42:31.265 --> 01:42:32.445
Um, clarification

1759
01:42:32.445 --> 01:42:34.725
that the conditional use permit activities are

1760
01:42:34.725 --> 01:42:36.085
limited to the rec zone.

1761
01:42:36.185 --> 01:42:38.885
So we have that legal description and boundary

1762
01:42:38.945 --> 01:42:41.765
and where the conditional use is going to be located, um,

1763
01:42:41.765 --> 01:42:45.165
that matches that rec zoning legal description, um,

1764
01:42:45.315 --> 01:42:48.685
that the conditional use, um, be developed in substantial

1765
01:42:48.705 --> 01:42:51.405
or substantial conformance with the site plan.

1766
01:42:51.705 --> 01:42:53.845
So it doesn't mean that everything has

1767
01:42:53.845 --> 01:42:55.245
to be within a few feet of each other,

1768
01:42:55.385 --> 01:42:58.445
but generally in within proximity of

1769
01:42:58.445 --> 01:43:01.885
where the applicant has put that on the proposed site plan.

1770
01:43:02.705 --> 01:43:07.645
Um, that the, um, sweet hollow lane,

1771
01:43:07.695 --> 01:43:09.405
which is on the rec zone portion

1772
01:43:09.505 --> 01:43:12.685
of the property being improved to the alleyway standards.

1773
01:43:13.185 --> 01:43:17.405
Um, the code does require these to be, um, a minimum

1774
01:43:17.505 --> 01:43:18.525
of paved services.

1775
01:43:19.195 --> 01:43:21.605

However, you guys do have the ability

1776
01:43:21.665 --> 01:43:24.125
to grant a modification of the code

1777
01:43:24.125 --> 01:43:26.365
because of its agricultural nature if you felt

1778
01:43:26.365 --> 01:43:27.605
gravel was more appropriate.

1779
01:43:28.065 --> 01:43:30.725
Um, the concern with gravel is that we wanna make sure

1780
01:43:30.725 --> 01:43:34.765
that it meets the, um, fire code requirements for, um,

1781
01:43:35.505 --> 01:43:37.125
the weight being, uh,

1782
01:43:37.125 --> 01:43:41.205
and widths of those apparatus to be able to service, uh,

1783
01:43:41.265 --> 01:43:43.445
any utilities or properties that may need,

1784
01:43:43.505 --> 01:43:44.725
um, emergency services.

1785
01:43:45.425 --> 01:43:49.925
Um, the alleyway, um, just

1786
01:43:49.925 --> 01:43:53.765
as a clarification is just, um, about 20

1787
01:43:53.905 --> 01:43:57.645
to 22 feet paved to make sure that you have a paved surface

1788
01:43:57.945 --> 01:43:59.685
for two-way traffic, um,

1789
01:44:00.545 --> 01:44:03.685
and accommodating open space on other side of that

1790
01:44:04.105 --> 01:44:06.085
for snow storage, it would be a private road.

1791
01:44:06.085 --> 01:44:08.285
It's designated as a private road on the concept plan.

1792
01:44:08.305 --> 01:44:10.645
So no changes to, um, to that.

1793
01:44:10.645 --> 01:44:12.365
Just making sure that we have improvements.

1794
01:44:12.745 --> 01:44:16.125
Um, the applicant did ask about phasing the ordinance does

1795
01:44:16.215 --> 01:44:17.485
allow for phasing.

1796
01:44:17.585 --> 01:44:20.525
Um, so those page improvements could happen over time

1797
01:44:20.745 --> 01:44:23.485
as they develop, um, that's already outlined in the code,

1798
01:44:23.485 --> 01:44:26.045
so it doesn't need to be outlined further here

1799
01:44:26.185 --> 01:44:29.965
unless you, um, had a specific timeline

1800
01:44:30.185 --> 01:44:32.645

or, um, provisions of what you'd like

1801
01:44:32.645 --> 01:44:33.845
to see within each phase.

1802
01:44:34.795 --> 01:44:37.645
Then we have that all structures, um,

1803
01:44:37.665 --> 01:44:40.685
for overnight accommodations meet the international building

1804
01:44:40.755 --> 01:44:42.405
code as opposed to the park models

1805
01:44:42.405 --> 01:44:45.445
and RVs, um, that I mentioned before would not be allowed.

1806
01:44:46.065 --> 01:44:47.965
Um, all developments, um,

1807
01:44:47.965 --> 01:44:52.805
within the CUP should meet a DA compliance, um, that

1808
01:44:53.665 --> 01:44:56.485
is probably already gonna be standard for.

1809
01:44:57.185 --> 01:45:01.285
Um, and I think the next one is kind of an exemption for

1810
01:45:01.625 --> 01:45:03.165
or might have in here.

1811
01:45:03.475 --> 01:45:04.925
Yeah, ag structures are exempt,

1812
01:45:05.185 --> 01:45:07.485
so if they're doing another hoop house greenhouse,

1813
01:45:07.485 --> 01:45:11.765
those types of things, barn for animals or shed for storage.

1814
01:45:12.305 --> 01:45:14.685
Um, all those that are specifically agriculturally

1815
01:45:14.685 --> 01:45:15.965
related would be ag exempt.

1816
01:45:15.965 --> 01:45:17.965
They don't have to meet any of the building code standards

1817
01:45:17.965 --> 01:45:19.965
other than just meeting setback requirements.

1818
01:45:20.425 --> 01:45:23.325
Um, those would not have to be a DA compliant,

1819
01:45:23.325 --> 01:45:26.605
it would be more towards, um, the mixed use building

1820
01:45:26.605 --> 01:45:30.085
that's proposed and the, um, cabins

1821
01:45:30.985 --> 01:45:32.485
for overnight accommodations.

1822
01:45:33.145 --> 01:45:37.845
Um, the, um, quiet hours being proposed

1823
01:45:38.425 --> 01:45:42.605
is 9:00 PM to 7:00 AM This is consistent with some

1824
01:45:42.605 --> 01:45:45.965
of the other, um, cabin rental RV

1825
01:45:46.565 --> 01:45:47.645

locations in town.

1826
01:45:48.185 --> 01:45:51.205
Um, especially being that this is in a close proximity

1827
01:45:51.265 --> 01:45:54.165
to residential areas, we wanna make sure that there's,

1828
01:45:54.225 --> 01:45:55.605
um, some quiet hours.

1829
01:45:56.245 --> 01:45:57.605
I also have that any food

1830
01:45:57.605 --> 01:46:02.085
and beverage, um, the appropriately, uh, reviewed

1831
01:46:02.225 --> 01:46:04.125
and permitted through the health district.

1832
01:46:04.705 --> 01:46:08.805
Um, no amplification or speakers for outdoor use.

1833
01:46:09.225 --> 01:46:11.525
Um, this is if they choose to have an event

1834
01:46:12.105 --> 01:46:16.205
or, um, a wedding parties posting something

1835
01:46:16.205 --> 01:46:18.845
of their own farm to table, whatever, um,

1836
01:46:18.845 --> 01:46:22.565
they wouldn't be able to have, uh, amplification, um,

1837
01:46:23.245 --> 01:46:25.885
a live band acoustic totally allowed.

1838
01:46:26.185 --> 01:46:28.605
Um, just making sure that we're not having anything

1839
01:46:28.605 --> 01:46:30.085
that would be overly burdensome

1840
01:46:30.385 --> 01:46:33.405
and, um, becoming a nuisance to the neighbors.

1841
01:46:34.065 --> 01:46:37.965
Um, the, in regards to indoor events,

1842
01:46:38.215 --> 01:46:41.805
which the dude ranch, uh, definition allows weddings,

1843
01:46:41.805 --> 01:46:42.925
parties, et cetera.

1844
01:46:43.345 --> 01:46:47.485
Um, I did put a limit of, um, 9:00 PM Sunday

1845
01:46:47.485 --> 01:46:49.925
through Thursday, 10:00 PM Friday, Saturday.

1846
01:46:50.135 --> 01:46:52.805
Again, with the consideration that this is, um,

1847
01:46:53.395 --> 01:46:54.925
near residential areas

1848
01:46:55.585 --> 01:46:59.005
and being considerate of, um, people wanting

1849
01:46:59.065 --> 01:47:00.525
to get some decent sleep

1850
01:47:00.785 --> 01:47:02.885

and, uh, other things that they need to be doing.

1851
01:47:02.915 --> 01:47:05.285
Already mentioned the ag item,

1852
01:47:05.305 --> 01:47:08.685
and again, with the asterisk of, there may be more to add

1853
01:47:08.685 --> 01:47:11.125
to this as we discuss more

1854
01:47:11.265 --> 01:47:13.645
and hear other public comment, if there's something

1855
01:47:13.645 --> 01:47:16.525
that we need to add to address a specific concern

1856
01:47:17.145 --> 01:47:20.045
or mitigate a potential impact that you guys are seeing.

1857
01:47:20.785 --> 01:47:24.845
Um, um, outlined, um,

1858
01:47:25.875 --> 01:47:29.565
some of the expectations, so this is, we've done a few times

1859
01:47:29.665 --> 01:47:32.485
before in regards to, um, things

1860
01:47:32.485 --> 01:47:35.125
that have a next step application

1861
01:47:35.125 --> 01:47:36.325
that will be coming back to us.

1862
01:47:36.705 --> 01:47:39.765
So in this case, that expectation for when they come back

1863
01:47:39.765 --> 01:47:43.725
for preliminary plat is where I wanna see open space as

1864
01:47:44.245 --> 01:47:47.685
easements on these parcels where we have, um,

1865
01:47:47.875 --> 01:47:50.045
potential building envelopes outlined

1866
01:47:50.105 --> 01:47:51.125
or shown on the parcel.

1867
01:47:51.705 --> 01:47:53.445
And then also that there be, um,

1868
01:47:53.465 --> 01:47:57.365
an access easement at the very least for we hollow a lane.

1869
01:47:57.385 --> 01:48:00.085
And that would be more to be aligned with any, um, utilities

1870
01:48:00.185 --> 01:48:01.925
or access that works

1871
01:48:02.145 --> 01:48:05.445
or fire may need, uh, to be able to service those,

1872
01:48:05.785 --> 01:48:07.005
um, those items.

1873
01:48:07.905 --> 01:48:09.805
Length of approval, um,

1874
01:48:09.805 --> 01:48:12.165
there's not anything automatically linked to rezone.

1875
01:48:12.625 --> 01:48:15.005

Um, I don't have anything conditioned here,

1876
01:48:15.065 --> 01:48:17.365
but we probably should add something in regards

1877
01:48:17.365 --> 01:48:19.845
to when they need to come back for a renewal to,

1878
01:48:19.845 --> 01:48:22.445
typically in the past, we've done anywhere between three

1879
01:48:23.505 --> 01:48:26.005
to five years for renewal period.

1880
01:48:26.545 --> 01:48:29.005
Um, just make sure that they come in, get a check in,

1881
01:48:29.005 --> 01:48:30.525
we check in about, um,

1882
01:48:30.665 --> 01:48:33.365
we can amend conditions, add conditions.

1883
01:48:33.505 --> 01:48:35.165
It gives them an opportunity to make changes

1884
01:48:35.185 --> 01:48:38.325
to their site plan if they wanted to bring up, um,

1885
01:48:39.745 --> 01:48:41.605
expand some of the uses

1886
01:48:41.605 --> 01:48:43.165
or structures that were originally

1887
01:48:43.525 --> 01:48:44.565
proposed, those types of things.

1888
01:48:44.705 --> 01:48:46.685
Um, that's why we have those renewals.

1889
01:48:47.145 --> 01:48:49.245
Um, so it should probably should be added

1890
01:48:49.275 --> 01:48:51.525
with whatever timeframe you feel is appropriate.

1891
01:48:52.305 --> 01:48:54.365
The per code, the only application

1892
01:48:54.755 --> 01:48:57.365
that has a time limit is their concept plan,

1893
01:48:57.365 --> 01:48:58.365
which is 18 months

1894
01:48:58.865 --> 01:49:00.685
before they need to come back in

1895
01:49:00.685 --> 01:49:02.525
with their preliminary PLA application.

1896
01:49:03.065 --> 01:49:05.685
And that is all I have. Do you have any questions for

1897
01:49:06.485 --> 01:49:08.005
A question on the ag structures?

1898
01:49:08.005 --> 01:49:11.405
Mm-hmm. If they're gonna be part of the dude ranch

1899
01:49:11.545 --> 01:49:14.445
and the guest experience, why wouldn't,

1900
01:49:14.545 --> 01:49:16.645

why would they be exempt from building codes?

1901
01:49:16.985 --> 01:49:19.365
All agricultural structures for the primary use

1902
01:49:19.365 --> 01:49:22.485
of agricultural operations per state is exempt.

1903
01:49:22.865 --> 01:49:23.885
So that's, that's above

1904
01:49:23.885 --> 01:49:26.565
and beyond our code, that's a state requirement.

1905
01:49:27.035 --> 01:49:29.125
Okay. Mainly because that,

1906
01:49:29.275 --> 01:49:30.405
That limit, sorry.

1907
01:49:30.625 --> 01:49:32.365
Oh, sorry. I was just gonna say that even if

1908
01:49:32.365 --> 01:49:33.725
it's dude ranch

1909
01:49:33.905 --> 01:49:34.905
Yes. On the dude ranch.

1910
01:49:34.905 --> 01:49:35.205
Yeah.

1911
01:49:35.465 --> 01:49:39.005
Um, that goes back to Idaho being a, um,

1912
01:49:39.615 --> 01:49:40.645
right to farm state.

1913
01:49:40.645 --> 01:49:45.165
Mm-hmm. Um, it, it, it supersedes any local regulations.

1914
01:49:45.825 --> 01:49:49.685
Um, so it, it can be challenging when there's, you know,

1915
01:49:49.745 --> 01:49:51.605
misuse or people are allowed into those

1916
01:49:51.765 --> 01:49:52.885
structures, those types of things.

1917
01:49:53.425 --> 01:49:56.565
Um, what I've seen in the past is if

1918
01:49:56.565 --> 01:49:59.125
and when public are allowed into those structures,

1919
01:49:59.125 --> 01:50:01.685
there's either a sign on the door that says, you know,

1920
01:50:01.685 --> 01:50:03.725
this building has not been reviewed

1921
01:50:03.725 --> 01:50:06.365
or inspected towards the building code, that kind of thing.

1922
01:50:06.825 --> 01:50:09.805
Um, or they're told of like, you know,

1923
01:50:10.385 --> 01:50:12.005
so sign a disclaimer if there's an

1924
01:50:12.005 --> 01:50:13.085
event going on in the bar.

1925
01:50:13.085 --> 01:50:15.245

And those types of things that we, I've seen in the past

1926
01:50:15.465 --> 01:50:18.125
for public activities and ag structures.

1927
01:50:29.615 --> 01:50:31.465
Okay. Any questions for now?

1928
01:50:35.485 --> 01:50:37.705
Um, that was very thorough.

1929
01:50:38.485 --> 01:50:40.145
I'm saying that positively, so I don't know if you guys

1930
01:50:42.325 --> 01:50:44.945
we don't need just keep it. Sure. Yeah.

1931
01:50:45.835 --> 01:50:48.385
Great. Will do. Uh, thank you Kim. Thanks.

1932
01:50:48.565 --> 01:50:49.985
Uh, commissioners and chair.

1933
01:50:50.285 --> 01:50:51.625
Uh, my name is Jonah Slo

1934
01:50:51.625 --> 01:50:54.265
and I'm one of the farmers along with my wife Hannah.

1935
01:50:54.805 --> 01:50:57.905
Um, and I just wanted to give you a little bit more of kind

1936
01:50:57.905 --> 01:50:59.105
of the narrative of what we're trying to do

1937
01:50:59.105 --> 01:51:00.105
and why it makes sense for,

1938
01:51:00.405 --> 01:51:02.025
for this area and for the Valley.

1939
01:51:02.645 --> 01:51:04.665
Um, this is going on our seventh season

1940
01:51:04.685 --> 01:51:05.785
of being the farmers there.

1941
01:51:06.005 --> 01:51:07.625
Uh, currently one

1942
01:51:07.625 --> 01:51:09.785
of our biggest challenges is we don't live on site.

1943
01:51:10.005 --> 01:51:13.345
We commute to the farm, which is just super problematic.

1944
01:51:13.645 --> 01:51:15.345
Um, but grateful for Larry

1945
01:51:15.345 --> 01:51:17.385
and Mountainside for giving us the opportunity to rent

1946
01:51:17.385 --> 01:51:19.465
that land until we purchased in 2024.

1947
01:51:20.285 --> 01:51:24.505
Um, at our peak we do almost a hundred CSA boxes,

1948
01:51:24.605 --> 01:51:26.545
so weekly boxes people come and pick up.

1949
01:51:26.805 --> 01:51:29.425
We go to farmer's markets, uh, sell to some restaurants,

1950
01:51:29.425 --> 01:51:33.825

retail, wholesale, um, as well as some educational events.

1951
01:51:33.825 --> 01:51:35.585
We've done some smaller farm to table dinners,

1952
01:51:35.655 --> 01:51:37.305
some uh, classes.

1953
01:51:38.525 --> 01:51:41.305
Um, we last summer hosted Mount Roots,

1954
01:51:41.315 --> 01:51:43.425
which is formerly Full Circle Education,

1955
01:51:43.425 --> 01:51:45.905
which coincidentally started on this site,

1956
01:51:46.005 --> 01:51:49.065
but, um, we hosted their kids camp on the farm.

1957
01:51:49.205 --> 01:51:51.025
So, you know, those are sort of some

1958
01:51:51.025 --> 01:51:53.665
of the directions we want to go with using this space

1959
01:51:53.665 --> 01:51:56.745
and having it be an asset to the community, uh,

1960
01:51:57.065 --> 01:51:59.305
directly in Mount Side and the community of Victor

1961
01:51:59.525 --> 01:52:01.185
and Teton Valley at large.

1962
01:52:02.325 --> 01:52:06.745
Um, I'll just talk a little bit about, uh, this CUP

1963
01:52:06.745 --> 01:52:08.545
and sort of how this fits into our,

1964
01:52:08.885 --> 01:52:10.345
uh, our plan for the farm.

1965
01:52:10.365 --> 01:52:12.945
And if there's anything more technical, I'll let Joel from

1966
01:52:13.635 --> 01:52:14.785
Canon Engineering go into that.

1967
01:52:14.965 --> 01:52:18.785
But, um, we, you know, we agree

1968
01:52:18.895 --> 01:52:22.345
that we want this area to be primarily used as farming.

1969
01:52:22.605 --> 01:52:25.305
Um, that's in our intentions.

1970
01:52:25.445 --> 01:52:28.425
Um, a lot of these activities though, are designed to

1971
01:52:28.995 --> 01:52:30.465
supplement the farming, um,

1972
01:52:30.805 --> 01:52:33.105
and provide diversity of income streams.

1973
01:52:33.185 --> 01:52:34.185
I mean, it's no secret

1974
01:52:34.185 --> 01:52:36.105
that we have a super short farming season

1975
01:52:36.525 --> 01:52:38.505

and that farming to begin with isn't lucrative.

1976
01:52:38.605 --> 01:52:40.465
So, uh, we're trying to get creative

1977
01:52:40.765 --> 01:52:42.425
to bring more people there.

1978
01:52:42.565 --> 01:52:45.940
Um, and really, you know, have a space where we can come

1979
01:52:45.940 --> 01:52:47.280
and celebrate and gather and eat

1980
01:52:47.280 --> 01:52:50.085
and, um, enjoy each other's company and,

1981
01:52:50.085 --> 01:52:51.645
and get back to kind of

1982
01:52:52.335 --> 01:52:55.225
farm table movement is, is what we're into.

1983
01:52:55.365 --> 01:52:58.025
Um, and so we're using the Dude Ranch as just a tool.

1984
01:52:58.245 --> 01:53:00.905
Uh, I've been talking with Kim for, you know, six

1985
01:53:00.905 --> 01:53:03.905
or seven years since we started, how do we shape this

1986
01:53:04.065 --> 01:53:05.785
to be able to do all these unique uses?

1987
01:53:05.785 --> 01:53:08.345
And luckily it's a conditional use under the rec zoning,

1988
01:53:08.345 --> 01:53:11.425
which has a lot of flexibility, so we appreciate that.

1989
01:53:11.845 --> 01:53:15.725
Um, When we purchased this in,

1990
01:53:15.785 --> 01:53:18.125
in 2024, we signed a pretty in-depth

1991
01:53:18.125 --> 01:53:21.245
and thorough restricted covenant that's been recorded, um,

1992
01:53:21.675 --> 01:53:25.565
with Mountainside Village and, uh, mountainside Inc.

1993
01:53:25.745 --> 01:53:27.085
And the POA.

1994
01:53:27.185 --> 01:53:28.885
So there's a lot of restrictions

1995
01:53:28.885 --> 01:53:31.925
that have been laid on this land already, which were, uh,

1996
01:53:32.045 --> 01:53:34.165
I think that was provided there and we're happy to abide to.

1997
01:53:34.585 --> 01:53:36.925
Um, however, they, they have granted us approval

1998
01:53:36.925 --> 01:53:38.085
for the short term rentals.

1999
01:53:38.265 --> 01:53:42.805
Um, and this layout is in substantial conformance with

2000
01:53:42.805 --> 01:53:44.885

what we've drawn in that, uh, agreement as well.

2001
01:53:45.665 --> 01:53:49.245
Um, and, and lastly, uh, compared to the, you know,

2002
01:53:49.345 --> 01:53:52.085
now 20 plus year old development agreement

2003
01:53:52.145 --> 01:53:55.565
and master plan for this area, this is less dense.

2004
01:53:55.725 --> 01:53:59.565
I know it's, it's a it area where everybody is concerned

2005
01:53:59.565 --> 01:54:01.925
with traffic and having rentals

2006
01:54:01.925 --> 01:54:03.645
and what that's gonna mean for impact and use,

2007
01:54:03.705 --> 01:54:07.165
but I just wanna remind you that we're showing less, uh,

2008
01:54:08.195 --> 01:54:10.365
impacts and what it could be than, than

2009
01:54:10.365 --> 01:54:12.005
what has already been previously approved.

2010
01:54:12.625 --> 01:54:15.965
Um, so, uh,

2011
01:54:18.035 --> 01:54:19.845
yeah, thank you guys for your consideration

2012
01:54:19.865 --> 01:54:21.245
and happy to answer any questions.

2013
01:54:25.985 --> 01:54:29.205
Excuse me. Joel Dixon, engineering, I'll be very brief.

2014
01:54:29.435 --> 01:54:32.005
I'll let the narrative and the maps kind of do their stuff.

2015
01:54:32.125 --> 01:54:35.165
I just have some specific things to add comments to.

2016
01:54:36.585 --> 01:54:38.685
Um, for the concept plan, we're looking at kind

2017
01:54:38.685 --> 01:54:40.805
of the high level, the broad strokes,

2018
01:54:40.945 --> 01:54:43.725
and then we're getting comments from you, from staff,

2019
01:54:43.875 --> 01:54:46.965
from the community and bringing

2020
01:54:46.965 --> 01:54:49.885
that into our next application, preliminary plat, developing

2021
01:54:49.885 --> 01:54:52.485
that and furthering, um, expectations

2022
01:54:52.745 --> 01:54:54.565
and providing more detail.

2023
01:54:55.185 --> 01:54:58.485
So today our, my goal is to get all those information so

2024
01:54:58.485 --> 01:55:00.485
that we can move forward and get some more,

2025
01:55:01.025 --> 01:55:02.605

um, detailed designs.

2026
01:55:03.145 --> 01:55:06.765
Um, our concept plans is split into two areas.

2027
01:55:06.785 --> 01:55:08.365
We have the residential and then the farm.

2028
01:55:08.905 --> 01:55:10.765
The residential's pretty straightforward.

2029
01:55:11.195 --> 01:55:13.925
It's just a cul-de-sac with, we've got six lots.

2030
01:55:13.925 --> 01:55:16.805
It's what city water sewer, the

2031
01:55:18.515 --> 01:55:19.725
condition that was listed.

2032
01:55:19.745 --> 01:55:24.325
Number four for the gravel, I would ask that it be changed

2033
01:55:24.465 --> 01:55:26.765
to please, um,

2034
01:55:27.195 --> 01:55:29.925
provide additional information on the phasing

2035
01:55:30.065 --> 01:55:33.525
and area extent of sweet,

2036
01:55:33.585 --> 01:55:35.805
far sweet hollow lanes paving.

2037
01:55:36.145 --> 01:55:38.805
And then we just work with staff to find something

2038
01:55:38.805 --> 01:55:40.965
that's agreeable and then that would be

2039
01:55:41.955 --> 01:55:43.885
deliberated at the preliminary plat.

2040
01:55:45.265 --> 01:55:47.205
The rezone is just foundation for everything.

2041
01:55:47.225 --> 01:55:48.525
We want that to be ag.

2042
01:55:50.705 --> 01:55:53.405
We do have a separate agreement with, uh, mountainside, HOA

2043
01:55:53.405 --> 01:55:54.565
that is, uh, above

2044
01:55:54.565 --> 01:55:55.525
and beyond what the city

2045
01:55:55.625 --> 01:55:59.685
has optimally.

2046
01:55:59.685 --> 01:56:00.725
Our project would be done

2047
01:56:00.725 --> 01:56:02.645
concurrently with Mountain side fourth.

2048
01:56:02.645 --> 01:56:05.085
That's why we're kind of pushing this now.

2049
01:56:05.085 --> 01:56:08.405
Instead of waiting until fourth is done, there's trails

2050
01:56:08.405 --> 01:56:11.485

and trail heads on our site that we're tying into.

2051
01:56:11.585 --> 01:56:15.045
The open space is actually existing from a previous plat,

2052
01:56:15.345 --> 01:56:17.765
so we're not actually expanding the open space.

2053
01:56:17.765 --> 01:56:19.205
It's already dedicated.

2054
01:56:20.745 --> 01:56:25.325
And I would ask if possible, instead

2055
01:56:25.325 --> 01:56:29.965
of changing conditions, we add requirements

2056
01:56:29.965 --> 01:56:32.165
for additional information to the expectations

2057
01:56:32.185 --> 01:56:33.325
on the preliminary plaid.

2058
01:56:34.265 --> 01:56:38.785
Um, that's, I guess the large thick of it,

2059
01:56:38.845 --> 01:56:40.545
but I'm willing to answer questions.

2060
01:56:42.695 --> 01:56:45.185
Okay, thank you. I don't have any questions.

2061
01:56:54.215 --> 01:56:57.345
Alright. Uh,

2062
01:56:58.645 --> 01:57:00.105
do we have any public comment?

2063
01:57:03.295 --> 01:57:04.625
I'll make a public comment.

2064
01:57:04.935 --> 01:57:08.265
There's a list going, Larry, not too long.

2065
01:57:08.265 --> 01:57:12.505
We're getting Okay. Yeah. Somebody, somebody else's first.

2066
01:57:12.565 --> 01:57:13.565
Go right ahead.

2067
01:57:14.495 --> 01:57:17.585
Yeah. Jason Burning is on the list first.

2068
01:57:17.845 --> 01:57:19.705
Oh, to chronological.

2069
01:57:19.725 --> 01:57:22.225
That's just, oh, that was just attendance. Sorry. Nevermind.

2070
01:57:23.815 --> 01:57:25.065
Whoa, what are we talking?

2071
01:57:25.725 --> 01:57:27.145
Oh, Eric is trying to run the meeting.

2072
01:57:29.095 --> 01:57:30.705
Yeah. My name's George Redden.

2073
01:57:30.925 --> 01:57:33.905
I'm about a 20 year resident of Mountainside Village,

2074
01:57:34.965 --> 01:57:38.785
and I wanted to express that, uh, the reason

2075
01:57:38.785 --> 01:57:41.585

that we were sold on Mountainside Village originally

2076
01:57:42.405 --> 01:57:44.225
by Larry is

2077
01:57:44.225 --> 01:57:45.465
because of his vision for

2078
01:57:45.575 --> 01:57:47.025
what Mountainside Village would be,

2079
01:57:47.025 --> 01:57:51.185
which emphasizes community being good neighbors, a balance

2080
01:57:51.365 --> 01:57:55.105
of interests, which, uh, accommodates pressures such

2081
01:57:55.105 --> 01:57:58.705
as short term rentals, things like that, use of common areas

2082
01:57:58.815 --> 01:58:02.545
that are shared and maintained by partly volunteer effort.

2083
01:58:02.805 --> 01:58:06.025
And the, uh, the HOA

2084
01:58:07.125 --> 01:58:10.145
and I've spent time with

2085
01:58:10.365 --> 01:58:12.945
and on the homeowners association.

2086
01:58:14.125 --> 01:58:16.785
Um, and I've always seen my role

2087
01:58:17.565 --> 01:58:21.785
as defending the interests of the neighbors, uh,

2088
01:58:21.965 --> 01:58:24.065
the residents there who

2089
01:58:24.575 --> 01:58:27.265
essentially bought into Larry's idea,

2090
01:58:27.265 --> 01:58:28.385
which we thought was great.

2091
01:58:29.445 --> 01:58:33.665
Now, Jonah's vision for the farm actually is wonderful,

2092
01:58:33.985 --> 01:58:35.145
I think in a lot of ways.

2093
01:58:35.765 --> 01:58:38.905
And in fact, it's not too far off from some

2094
01:58:38.905 --> 01:58:41.765
of the components of Mountainside Village

2095
01:58:41.765 --> 01:58:42.965
that Larry had originally,

2096
01:58:43.015 --> 01:58:46.605
which included an educational space, uh, perhaps

2097
01:58:47.545 --> 01:58:49.725
an an event center, things like that.

2098
01:58:50.905 --> 01:58:55.445
And he also emphasized the agricultural wing

2099
01:58:55.785 --> 01:58:56.845
of Mountainside Village.

2100
01:58:56.945 --> 01:59:00.525

So in some ways, uh, what Jonah is proposing

2101
01:59:00.585 --> 01:59:05.205
and what he's described is kind of a follow, I mean,

2102
01:59:05.625 --> 01:59:09.405
it, it's consistent with that having been there for 20 years

2103
01:59:10.705 --> 01:59:13.805
though, like, like any plan, we see what happens

2104
01:59:14.425 --> 01:59:16.685
to plans, they drift.

2105
01:59:17.705 --> 01:59:19.885
Uh, and there are lots of reasons for that.

2106
01:59:20.075 --> 01:59:21.525
Some of them are economics.

2107
01:59:22.385 --> 01:59:26.565
Uh, some are new opportunities, new ideas, uh, things

2108
01:59:26.565 --> 01:59:31.045
that are unpredictable such as COVID, uh, supply chains.

2109
01:59:31.225 --> 01:59:34.165
Uh, you just gotta make, make changes.

2110
01:59:35.865 --> 01:59:40.405
Um, let's see. And, and I guess we did too.

2111
01:59:40.505 --> 01:59:43.165
We, we bought very wisely just before the housing crash.

2112
01:59:43.585 --> 01:59:47.925
And, um, we're living with that, but we've recovered, uh,

2113
01:59:48.065 --> 01:59:50.525
and they're, they're also new owners

2114
01:59:50.555 --> 01:59:52.645
with entirely different expectations for

2115
01:59:53.475 --> 01:59:54.805
what they're buying into.

2116
01:59:54.915 --> 01:59:57.725
They see an opportunity, something to exploit.

2117
01:59:58.755 --> 02:00:01.885
There's, there's a pond, there's recreational facilities.

2118
02:00:02.265 --> 02:00:07.005
Um, so being on the HOA, uh, it's,

2119
02:00:07.075 --> 02:00:11.125
it's a bit of a struggle at times to figure out how

2120
02:00:11.125 --> 02:00:12.685
to help the, the neighborhood

2121
02:00:13.525 --> 02:00:15.205
navigate a lot of these changes.

2122
02:00:16.065 --> 02:00:18.885
And so that's my concern is that, uh, a lot of

2123
02:00:18.885 --> 02:00:23.165
what Jonah has described, uh, not only doesn't bother me,

2124
02:00:23.225 --> 02:00:25.885
but looks like a great feature

2125
02:00:26.385 --> 02:00:28.205

of Mountainside Village potentially.

2126
02:00:28.985 --> 02:00:33.405
But what, uh, a lot of us just last night

2127
02:00:33.985 --> 02:00:36.045
got our first introduction to what,

2128
02:00:36.165 --> 02:00:37.165
I have three minutes. If you could wrap up

2129
02:00:37.165 --> 02:00:37.885
your comments, please.

2130
02:00:38.505 --> 02:00:40.085
Uh, what Joan's plans are,

2131
02:00:41.105 --> 02:00:44.925
and we, we don't see the guardrails

2132
02:00:45.785 --> 02:00:49.045
and the analogy I would ha use is, um,

2133
02:00:50.625 --> 02:00:55.325
uh, if I buy a, a car that goes 150 miles an hour,

2134
02:00:55.465 --> 02:00:58.285
but I say, but I'm only gonna drive it three 30 miles an

2135
02:00:58.285 --> 02:01:02.445
hour, why do I need a car that goes 150 miles an hour?

2136
02:01:03.465 --> 02:01:04.605
So, um,

2137
02:01:04.945 --> 02:01:09.005
but a lot of us are still wondering is

2138
02:01:09.595 --> 02:01:10.805
what are the guardrails?

2139
02:01:10.955 --> 02:01:12.845
What is, how is this vision going

2140
02:01:12.905 --> 02:01:15.645
to persist in the face of you don't

2141
02:01:15.645 --> 02:01:16.005
Have your time. You

2142
02:01:16.005 --> 02:01:18.445
Need to conclude of new economic pressures

2143
02:01:19.345 --> 02:01:21.645
and, uh, potentially new owners in the future

2144
02:01:21.865 --> 02:01:22.965
if Jonah has to sell.

2145
02:01:28.675 --> 02:01:30.165
Okay. Any other public comment?

2146
02:01:35.385 --> 02:01:36.685
If we could just leave it to three minutes?

2147
02:01:36.805 --> 02:01:38.685
I, I caught that. Yes, thank you.

2148
02:01:38.905 --> 02:01:41.165
And I won't go into a bunch of the here

2149
02:01:41.165 --> 02:01:42.405
or there or whatever.

2150
02:01:42.475 --> 02:01:43.485

I'll just do a quick summary.

2151
02:01:44.315 --> 02:01:46.885
Done these things before, but usually in Driggs.

2152
02:01:46.945 --> 02:01:48.005
I'm Todd Wu.

2153
02:01:48.685 --> 02:01:49.805
I live across the street

2154
02:01:51.645 --> 02:01:53.345
and I've been there longer than 20 years.

2155
02:01:53.445 --> 02:01:55.025
The family's been here a long time,

2156
02:01:55.565 --> 02:01:58.065
and it's been tough to walk some of the development,

2157
02:01:58.085 --> 02:02:00.345
but I work as a developer myself, work

2158
02:02:00.365 --> 02:02:02.105
for a big development company,

2159
02:02:02.685 --> 02:02:04.825
and the person should be able to do what they want.

2160
02:02:05.085 --> 02:02:09.025
But I have been, what I feel is misled by a lot of this.

2161
02:02:09.605 --> 02:02:12.545
And just like the guard rails, I think there needs

2162
02:02:12.545 --> 02:02:14.105
to be more up and,

2163
02:02:14.885 --> 02:02:18.065
and, uh, I, I was told from Larry several times

2164
02:02:18.065 --> 02:02:19.905
that it wouldn't be a bedroom community,

2165
02:02:19.905 --> 02:02:24.425
that the smaller houses would be on the west side

2166
02:02:24.645 --> 02:02:25.705
and they would get bigger

2167
02:02:25.885 --> 02:02:28.305
and they would be bigger towards the mountain.

2168
02:02:28.725 --> 02:02:32.265
And, you know, and again, that was very important to me.

2169
02:02:32.405 --> 02:02:34.945
But those things just haven't come

2170
02:02:35.005 --> 02:02:36.465
to change and they've changed.

2171
02:02:36.885 --> 02:02:38.945
And again, uh, nightly rental

2172
02:02:39.245 --> 02:02:43.225
and stuff like that next to a farm ground is, is, uh,

2173
02:02:43.295 --> 02:02:47.305
it's gonna be nothing more than a bedroom rental community

2174
02:02:47.375 --> 02:02:49.985
with traffic going up and down there and a bunch of noise.

2175
02:02:50.565 --> 02:02:52.865

The other thing that has totally been missed

2176
02:02:53.745 --> 02:02:55.595
that I can't believe isn't in this,

2177
02:02:56.335 --> 02:02:58.915
is having an event center and having these activities.

2178
02:02:58.985 --> 02:03:01.795
I've watched these activities, seen the wedding, seen the,

2179
02:03:02.175 --> 02:03:04.635
the farm, and been blocked outta my field

2180
02:03:04.635 --> 02:03:05.915
where I don't have access.

2181
02:03:06.135 --> 02:03:09.995
And it's a noisy environment.

2182
02:03:10.055 --> 02:03:13.515
You don't need, uh, amps to, to magnify it.

2183
02:03:13.895 --> 02:03:18.235
It echoes off the mountains and it's next to a cemetery.

2184
02:03:19.225 --> 02:03:20.515
What do we do at a cemetery?

2185
02:03:20.535 --> 02:03:22.235
What's the importance of a cemetery?

2186
02:03:22.235 --> 02:03:23.875
What do we like to do at a cemetery?

2187
02:03:24.425 --> 02:03:25.875
It's not about all these other

2188
02:03:25.875 --> 02:03:27.275
activities and stuff like that.

2189
02:03:27.475 --> 02:03:31.515
A little farm, a little ag is okay. I kind of disagreed.

2190
02:03:31.515 --> 02:03:33.795
It's not really a farm as far as I see it.

2191
02:03:33.795 --> 02:03:35.795
It's kind of a market garden and it's great.

2192
02:03:36.945 --> 02:03:38.235
They've worked really hard

2193
02:03:38.255 --> 02:03:39.875
and they, they take good care of that.

2194
02:03:39.935 --> 02:03:41.315
But it's not a dude wrench

2195
02:03:43.695 --> 02:03:46.115
and it should not be short term rentals.

2196
02:03:46.335 --> 02:03:48.155
And I'm glad we've kind of set a guardrail,

2197
02:03:48.155 --> 02:03:51.155
but the guardrails clear off to the side of, well, it has

2198
02:03:51.155 --> 02:03:52.715
to be something better than an rv.

2199
02:03:53.505 --> 02:03:54.875
Well, what does that mean?

2200
02:03:54.965 --> 02:03:56.395

We've seen that you can still buy

2201
02:03:56.415 --> 02:03:58.595
and put in simple little manufactured houses.

2202
02:03:59.225 --> 02:04:01.835
I've heard the word used as far as employee housing.

2203
02:04:01.945 --> 02:04:02.995
Well, if you're really wanting

2204
02:04:02.995 --> 02:04:05.155
to put employee housing in there, you don't need

2205
02:04:05.155 --> 02:04:06.155
to Overnight rentals.

2206
02:04:06.155 --> 02:04:07.995
It should be six month rentals.

2207
02:04:09.455 --> 02:04:13.395
Anyway, the the other thing that I would like

2208
02:04:13.395 --> 02:04:17.755
to make comment on is there's 11 items of conditions

2209
02:04:18.415 --> 02:04:19.995
and they're not even separated.

2210
02:04:20.025 --> 02:04:22.395
There's other conditions that need to be brought up

2211
02:04:22.395 --> 02:04:25.735
and thought about that should be separated.

2212
02:04:26.255 --> 02:04:28.255
I would encourage you not to make a decision

2213
02:04:28.395 --> 02:04:30.375
to improve this, approve this

2214
02:04:31.235 --> 02:04:33.855
or disapprove at least table it

2215
02:04:34.595 --> 02:04:36.295
to make sure you get other input.

2216
02:04:36.555 --> 02:04:38.765
And I understand the other conditions

2217
02:04:38.945 --> 02:04:42.325
and the conditions that, uh, tie into this

2218
02:04:42.385 --> 02:04:46.245
and for it to be a successful subdivision and development.

2219
02:04:47.655 --> 02:04:48.325
Thank you, Todd.

2220
02:04:55.115 --> 02:04:57.925
Good evening, uh, chair Commissioners, uh, Jason Burn.

2221
02:04:58.265 --> 02:05:00.605
Um, I live with my wife, um,

2222
02:05:01.225 --> 02:05:04.165
at 3 1 3 Mountainside Boulevard, uh, very near the property.

2223
02:05:04.545 --> 02:05:06.765
We wanna start off by saying that we support, uh,

2224
02:05:06.765 --> 02:05:08.925
sweet Hollow Farm and the value it brings to the community.

2225
02:05:09.305 --> 02:05:11.365

But after reviewing the CUP narrative, it's clear

2226
02:05:11.365 --> 02:05:13.165
that the project is far broader

2227
02:05:13.225 --> 02:05:14.725
and more intensive than what many,

2228
02:05:14.755 --> 02:05:15.925
many neighbors understood.

2229
02:05:16.515 --> 02:05:17.765
Here are key concerns.

2230
02:05:18.115 --> 02:05:19.765
This project is not fully understood

2231
02:05:19.765 --> 02:05:21.405
by the community as it was mentioned.

2232
02:05:21.405 --> 02:05:23.725
This was just brought up to us here in the last couple days.

2233
02:05:23.785 --> 02:05:25.965
We really haven't had, had time to respond

2234
02:05:26.025 --> 02:05:28.405
and also understand how it integrates with, um,

2235
02:05:28.475 --> 02:05:29.845
with Mountainside Village.

2236
02:05:30.665 --> 02:05:34.245
Um, approving it without clarifying clarification, risks,

2237
02:05:34.515 --> 02:05:36.725
long term impacts that are difficult to reverse.

2238
02:05:37.385 --> 02:05:40.045
The integration with Mountainside Village HOA is unclear.

2239
02:05:40.225 --> 02:05:42.645
The annex annexation language is vague

2240
02:05:42.665 --> 02:05:45.565
and it's not clear whether the farm will join the HOA pay

2241
02:05:45.595 --> 02:05:47.005
dues follow design standards of

2242
02:05:47.005 --> 02:05:48.805
how shared infrastructure and enforcement will work.

2243
02:05:49.315 --> 02:05:51.045
This creates a real governance problem.

2244
02:05:51.715 --> 02:05:53.405
HOAs are not a land use regulator.

2245
02:05:53.465 --> 02:05:55.645
We are not equipped to enforce UP conditions

2246
02:05:55.665 --> 02:05:56.925
or manage guest behavior.

2247
02:05:57.225 --> 02:05:59.885
And because the city cannot delegate land use enforcement

2248
02:05:59.905 --> 02:06:02.565
to provide an A to, to a private HOA,

2249
02:06:02.565 --> 02:06:05.125
this creates a structural enforcement gap that needs

2250
02:06:05.125 --> 02:06:06.685

to be resolved before approved.

2251
02:06:07.405 --> 02:06:08.725
I also have concerns about the

2252
02:06:08.725 --> 02:06:10.045
development side of this project.

2253
02:06:10.235 --> 02:06:13.325
This is a complex multi-use commercial development in a

2254
02:06:13.325 --> 02:06:14.325
residential neighborhood

2255
02:06:14.555 --> 02:06:17.405
that requires sign significant time, money, infrastructure,

2256
02:06:17.405 --> 02:06:20.285
installation, management capacity in a steep learning curve

2257
02:06:20.595 --> 02:06:22.405
that the elements of the project stall out.

2258
02:06:22.405 --> 02:06:24.285
Or if the infrastructure isn't completed as a vision,

2259
02:06:24.305 --> 02:06:26.925
the impacts fall on the neighborhood, not the applicant.

2260
02:06:27.385 --> 02:06:28.485
We need in conditions

2261
02:06:28.485 --> 02:06:30.605
that ensure the project is built responsibly

2262
02:06:30.905 --> 02:06:32.125
in phases that make sense.

2263
02:06:32.185 --> 02:06:34.525
And with accountability, if things don't go as planned,

2264
02:06:35.225 --> 02:06:37.125
the CUP narrative includes stables.

2265
02:06:37.125 --> 02:06:38.325
It's not specific to horses,

2266
02:06:38.465 --> 02:06:39.525
but I think it's really important

2267
02:06:39.525 --> 02:06:41.125
that equestrian activities are not

2268
02:06:41.125 --> 02:06:42.245
compatible with our neighborhood.

2269
02:06:42.825 --> 02:06:44.845
Um, with our neighborhood trails

2270
02:06:45.105 --> 02:06:47.325
or with the quiet character of the area, we ask

2271
02:06:47.325 --> 02:06:48.885
that equestrian use is prohibited.

2272
02:06:49.215 --> 02:06:52.805
Trail use must be limited to designated public trails only.

2273
02:06:53.345 --> 02:06:55.685
Um, private HOA trails should remain private.

2274
02:06:55.985 --> 02:06:58.445
Our HOA pond and beaches are private amenities.

2275
02:06:58.905 --> 02:07:00.445

Guests should not have access

2276
02:07:00.445 --> 02:07:02.405
unless the HOA explicitly authorizes it.

2277
02:07:03.305 --> 02:07:06.365
Um, the last item I have, which I think is most important,

2278
02:07:06.465 --> 02:07:09.085
is there needs to be limits on lodging units,

2279
02:07:09.415 --> 02:07:12.525
guest occupancy, event size, event frequency,

2280
02:07:12.905 --> 02:07:14.485
and the number of animals allowed.

2281
02:07:14.945 --> 02:07:17.005
Um, the lodging units, it's really hard to tell.

2282
02:07:17.065 --> 02:07:18.605
We saw what happened at Moose Creek Ranch.

2283
02:07:18.625 --> 02:07:20.245
It started with just a few rooms.

2284
02:07:20.385 --> 02:07:23.605
It grew, and I think it'd be really helpful to understand

2285
02:07:23.705 --> 02:07:26.285
how many beds are in, you know, how many heads in beds,

2286
02:07:26.285 --> 02:07:28.925
how many, um, and what that equates to, to vehicles.

2287
02:07:29.305 --> 02:07:30.485
And people come in and going.

2288
02:07:30.665 --> 02:07:32.725
And when people are saying, this is a kind

2289
02:07:32.725 --> 02:07:35.245
of a micro hotel at the end of Cemetery Road,

2290
02:07:35.305 --> 02:07:37.365
and people come and go from their activities,

2291
02:07:37.365 --> 02:07:39.325
and that's gonna bring a lot of impact to the road.

2292
02:07:39.425 --> 02:07:41.365
So we support Sweet Hollow Farm,

2293
02:07:41.465 --> 02:07:43.445
but only with clear enforceable conditions

2294
02:07:43.445 --> 02:07:45.085
that protect the neighborhood's character,

2295
02:07:45.085 --> 02:07:46.405
safety and quality of life.

2296
02:07:47.105 --> 02:07:49.605
Um, we are respectfully requesting

2297
02:07:49.605 --> 02:07:51.325
that the commission table decision making

2298
02:07:51.465 --> 02:07:53.965
and continue the hearing during a subsequent meeting

2299
02:07:54.385 --> 02:07:56.805
to allow for additional, additional neighborhood engagement

2300
02:07:57.065 --> 02:07:59.325

and clarification of several unresolved issues.

2301
02:08:00.065 --> 02:08:03.005
If that is not an option, we request an approval

2302
02:08:03.075 --> 02:08:06.365
with conditions that we've listed, uh, uh, listed here.

2303
02:08:06.665 --> 02:08:08.725
Um, thank you for your time and thoughtful consideration.

2304
02:08:11.335 --> 02:08:13.845
Thank you. I actually did that for three minutes

2305
02:08:16.915 --> 02:08:18.045
waiting for the call.

2306
02:08:18.825 --> 02:08:20.685
Any other public comment here in the room?

2307
02:08:24.305 --> 02:08:25.725
My name is Holly Bender

2308
02:08:25.745 --> 02:08:28.885
and I've already submitted some comments online, which

2309
02:08:29.485 --> 02:08:31.965
I assume you read before this meeting.

2310
02:08:32.105 --> 02:08:34.245
Is that correct? Yes. Mm-hmm. Yes.

2311
02:08:34.705 --> 02:08:36.885
Um, I just wanted to add one more thing to

2312
02:08:36.995 --> 02:08:38.205
what has already been said,

2313
02:08:38.305 --> 02:08:41.565
and that is to talk about the amplification in that area.

2314
02:08:42.345 --> 02:08:46.385
It is, um, you don't need extra amplification.

2315
02:08:46.895 --> 02:08:49.745
It's already overly loud as it is.

2316
02:08:50.005 --> 02:08:53.865
We can hear people talking, um, down on the road

2317
02:08:54.085 --> 02:08:58.425
as if they're right in our, our, um, our, um, yard.

2318
02:08:59.045 --> 02:09:00.785
And we have been there, well,

2319
02:09:00.785 --> 02:09:02.745
there's already been some events at We Hollow

2320
02:09:03.325 --> 02:09:07.425
and the noise pollution for, um, our residential area

2321
02:09:07.725 --> 02:09:10.145
and a graveyard is significant.

2322
02:09:10.285 --> 02:09:11.345
And I'm very concerned

2323
02:09:11.345 --> 02:09:15.305
that this application doesn't have any limits to the number

2324
02:09:15.645 --> 02:09:17.505
of events that can be held.

2325
02:09:18.045 --> 02:09:19.665

And I think it's kind of interesting

2326
02:09:19.665 --> 02:09:21.585
that there's a limit on indoor events,

2327
02:09:21.645 --> 02:09:25.505
but there's not a limit on, well, on the, the timeframe

2328
02:09:25.725 --> 02:09:27.425
of the indoor events.

2329
02:09:28.125 --> 02:09:29.905
But with the noise pollution,

2330
02:09:29.905 --> 02:09:33.665
there's not a limit on the number of events, um, outdoors,

2331
02:09:33.755 --> 02:09:37.265
which is the real concern for many of the neighbors.

2332
02:09:38.205 --> 02:09:40.705
Um, and then I guess finally, um,

2333
02:09:41.625 --> 02:09:43.825
I already submitted a comment about the road,

2334
02:09:44.605 --> 02:09:45.745
the parking on the road.

2335
02:09:46.335 --> 02:09:47.865
That is a real concern to us

2336
02:09:47.865 --> 02:09:52.105
because we were the original, um, people

2337
02:09:52.285 --> 02:09:55.705
who came up with the idea of the trail head there.

2338
02:09:56.285 --> 02:09:57.945
And we did not want there

2339
02:09:57.965 --> 02:09:59.905
to be parking at the bottom of the trail.

2340
02:10:00.255 --> 02:10:02.505
This was supposed to be something for the neighbors.

2341
02:10:02.925 --> 02:10:07.385
And, um, we are excited about the trail system

2342
02:10:07.405 --> 02:10:09.745
that's going in the trail that's already there,

2343
02:10:10.485 --> 02:10:14.425
but we don't want the, um, the neighborhood to be changed.

2344
02:10:14.605 --> 02:10:19.385
We want it to still be a asset to the neighborhood

2345
02:10:19.685 --> 02:10:23.985
and not just be a destination head and just be busy.

2346
02:10:24.325 --> 02:10:27.145
And this is a graveyard area, it's a residential area,

2347
02:10:27.645 --> 02:10:30.665
and I don't think that's being properly taken into

2348
02:10:30.865 --> 02:10:32.745
consideration, um, in

2349
02:10:32.745 --> 02:10:33.745
This application.

2350
02:10:33.775 --> 02:10:34.775

Thank you.

2351
02:10:46.255 --> 02:10:47.795
Hi, My name's Erica Al.

2352
02:10:47.915 --> 02:10:50.115
I, uh, have lived in Mount Side Village,

2353
02:10:50.635 --> 02:10:51.955
I think longer than anyone.

2354
02:10:52.255 --> 02:10:55.315
Todd's lived on the cemetery longer than all of us combined,

2355
02:10:55.375 --> 02:10:56.995
but after him, I'm next.

2356
02:10:57.175 --> 02:10:59.835
And, uh, I, so right on Cemetery Road

2357
02:11:00.095 --> 02:11:03.115
and, um, love every neighbor in this room.

2358
02:11:03.175 --> 02:11:04.715
That's what I love about Mount Sinai Village.

2359
02:11:05.175 --> 02:11:06.515
Um, and I have a slightly different take.

2360
02:11:06.555 --> 02:11:08.995
I actually think this is a really awesome, um,

2361
02:11:09.225 --> 02:11:11.035
idea for a couple reasons.

2362
02:11:11.135 --> 02:11:13.155
It showcases what is unique about Victor

2363
02:11:13.185 --> 02:11:14.315
with our microclimate

2364
02:11:14.575 --> 02:11:19.555
and, um, we literally grow most of the sort of farm

2365
02:11:19.655 --> 02:11:23.115
or garden to market vegetables for Jackson for here.

2366
02:11:23.335 --> 02:11:24.475
We can't really do it up north.

2367
02:11:24.495 --> 02:11:26.355
And so it is a unique part of Teton Valley,

2368
02:11:26.575 --> 02:11:29.515
and I think it does fit with the original vision

2369
02:11:29.515 --> 02:11:32.475
of Mount Side Village to have a farm that grows vegetables

2370
02:11:32.655 --> 02:11:33.795
for people to eat.

2371
02:11:34.255 --> 02:11:36.755
Um, and then the reason I, I'm okay sort of

2372
02:11:36.755 --> 02:11:38.915
with the concept is that, um,

2373
02:11:38.915 --> 02:11:42.115
because we have such a short season, tying it into some kind

2374
02:11:42.115 --> 02:11:43.635
of agribusiness where you have people staying there

2375
02:11:43.635 --> 02:11:45.875

and learning about the farm education

2376
02:11:46.015 --> 02:11:49.635
or short term rentals allows a four month business

2377
02:11:49.735 --> 02:11:53.715
to actually expand their, um, income into other parts

2378
02:11:53.715 --> 02:11:56.075
of the year when you can't grow here in Teton Valley.

2379
02:11:56.695 --> 02:11:57.915
Um, there is a concern,

2380
02:11:57.935 --> 02:12:00.395
and I support the concern in Mountainside Village of us,

2381
02:12:00.695 --> 02:12:03.315
of us turning into like a, a sort of rental community.

2382
02:12:03.315 --> 02:12:05.635
We have very clear guidelines in Mount Side Village of

2383
02:12:05.635 --> 02:12:07.035
where you can have a short-term rental.

2384
02:12:07.455 --> 02:12:09.835
The reason I'm actually okay with it in this concept is

2385
02:12:09.835 --> 02:12:12.195
because the homeowners are actually living on the property.

2386
02:12:12.255 --> 02:12:14.195
So unlike even our long-term renters

2387
02:12:14.535 --> 02:12:16.915
who homeowners don't live there, they live wherever.

2388
02:12:16.935 --> 02:12:18.395
We can't get ahold of those homeowners.

2389
02:12:18.395 --> 02:12:19.795
They don't communicate with their renters,

2390
02:12:20.135 --> 02:12:22.275
and we can't give the kind of restrictions

2391
02:12:22.275 --> 02:12:23.715
that we wanna have for our community.

2392
02:12:23.905 --> 02:12:26.955
This is a case where the homeowner's actually a member

2393
02:12:27.095 --> 02:12:29.795
of our HOA and a resident in our community

2394
02:12:30.055 --> 02:12:32.915
and would be directly, um, responsible

2395
02:12:32.935 --> 02:12:34.435
and linked to the people that come.

2396
02:12:35.155 --> 02:12:37.875
I do think that the amount of traffic, other than events,

2397
02:12:37.875 --> 02:12:40.035
which I totally agree events is gonna be a lot of traffic,

2398
02:12:40.135 --> 02:12:41.795
but same, same with funerals.

2399
02:12:41.795 --> 02:12:43.795
When we have a, you know, a hundred cars

2400
02:12:43.795 --> 02:12:46.075

that come down the road, the same is true for funerals,

2401
02:12:46.175 --> 02:12:50.395
but I think that the actual driving of less density

2402
02:12:50.735 --> 02:12:53.955
of these renters is gonna be no different than the 12 homes

2403
02:12:53.985 --> 02:12:56.435
that were initially, um, planned.

2404
02:12:56.455 --> 02:12:58.235
So that's not a huge concern for me.

2405
02:12:58.735 --> 02:13:00.155
My concern is some of the details.

2406
02:13:00.325 --> 02:13:02.235
Jason brought up some really great details.

2407
02:13:02.455 --> 02:13:03.795
I'm very concerned about the road.

2408
02:13:03.865 --> 02:13:07.435
This is a place where people walk, dogs, kids, families.

2409
02:13:07.895 --> 02:13:09.075
We, um, were supposed

2410
02:13:09.075 --> 02:13:11.515
to have a pathway all the way in the original Mountainside

2411
02:13:11.515 --> 02:13:14.435
Village designed from Old Jackson Highway down.

2412
02:13:14.575 --> 02:13:16.235
If there isn't one until halfway up,

2413
02:13:16.665 --> 02:13:19.995
will there be a safe place for people to get to the farm,

2414
02:13:20.855 --> 02:13:22.515
to collect their shares, whatever.

2415
02:13:22.575 --> 02:13:25.915
And then obviously the trail and that's the other capacity.

2416
02:13:26.455 --> 02:13:28.635
Um, and yeah, living on Cemetery Road,

2417
02:13:28.755 --> 02:13:29.955
I don't mind people coming.

2418
02:13:30.155 --> 02:13:33.125
I think this is an amazing part, um, of our community.

2419
02:13:33.125 --> 02:13:34.765
So that doesn't bother me. It's the safety

2420
02:13:34.835 --> 02:13:36.565
that I'm really concerned about.

2421
02:13:37.025 --> 02:13:38.925
So having that's not just on Jonah,

2422
02:13:38.925 --> 02:13:41.565
that's Mountainside Village and the city having a plan.

2423
02:13:41.585 --> 02:13:43.605
Is it speed bumps, it, pathways, et cetera?

2424
02:13:44.065 --> 02:13:45.965
The other piece I'm gonna speak to is, um,

2425
02:13:46.025 --> 02:13:48.085

so my la my last name's Eric Elle,

2426
02:13:48.085 --> 02:13:51.325
and the trail that is put in is after my husband a j

2427
02:13:51.325 --> 02:13:55.805
and l raised about $140,000 over the last 10 years to build

2428
02:13:55.805 --> 02:13:58.445
what is now gonna be a 20 mile trail from Victor.

2429
02:13:58.585 --> 02:14:00.245
The only trail in the city of Victor

2430
02:14:00.635 --> 02:14:02.205
that goes all the way to Fox Creek.

2431
02:14:02.205 --> 02:14:05.005
We're putting about a million dollars with the help of trust

2432
02:14:05.005 --> 02:14:07.325
for public lands to have this incredible trail system

2433
02:14:07.325 --> 02:14:10.525
that will traverse the, uh, big holes.

2434
02:14:10.635 --> 02:14:11.805
It's really exciting.

2435
02:14:11.905 --> 02:14:14.125
And then my husband was a city councilman.

2436
02:14:14.185 --> 02:14:17.285
He had a vision for, um, public access trails.

2437
02:14:17.425 --> 02:14:20.285
And I, um, respect and love my neighbors deeply,

2438
02:14:20.545 --> 02:14:23.245
and I tend to stand in a real strong ethic.

2439
02:14:23.455 --> 02:14:26.205
Thank you. I will a real strong ethic of public access.

2440
02:14:26.545 --> 02:14:29.485
So I actually don't mind that there's parking on the road.

2441
02:14:29.605 --> 02:14:32.325
I would rather there be a well-designed parking lot

2442
02:14:32.355 --> 02:14:35.045
that people can safely park in than people

2443
02:14:35.045 --> 02:14:36.285
just kind of parking wherever.

2444
02:14:36.625 --> 02:14:38.765
And the goal is that people use the trail,

2445
02:14:38.985 --> 02:14:40.565
and I know that some people want this

2446
02:14:40.565 --> 02:14:41.805
to be just a neighborhood trail,

2447
02:14:41.805 --> 02:14:43.805
but I stand on the other side of that,

2448
02:14:44.145 --> 02:14:46.005
and I think the farm is part of that,

2449
02:14:46.005 --> 02:14:49.205
where you have this really cool integration of recreation

2450
02:14:49.205 --> 02:14:51.285

with agriculture. So that's

2451
02:14:51.285 --> 02:14:53.005
What I'd like to say about Thanks.

2452
02:14:54.785 --> 02:14:57.965
The last public comments that were late, uh,

2453
02:14:58.075 --> 02:14:59.085
it's not loading either.

2454
02:15:00.665 --> 02:15:00.885
Oh,

2455
02:15:10.175 --> 02:15:11.175
Check them.

2456
02:15:19.585 --> 02:15:20.965
Uh, my name is Rachel Bender

2457
02:15:21.265 --> 02:15:23.925
and I live on Taylor Avenue just above the cemetery.

2458
02:15:24.625 --> 02:15:27.085
And I just wanna comment about the parking situation.

2459
02:15:27.785 --> 02:15:32.005
Um, regardless of any feelings or wishes

2460
02:15:32.105 --> 02:15:35.405
or wants of anybody, there has been an agreement put into

2461
02:15:35.405 --> 02:15:38.245
place in the past with MBT and the city of Victor

2462
02:15:38.745 --> 02:15:41.805
and the property owners that in order for that trail

2463
02:15:41.985 --> 02:15:43.125
to be put into place,

2464
02:15:43.125 --> 02:15:46.765
because it crosses through, um, residential property,

2465
02:15:47.225 --> 02:15:49.525
the agreement was that there would be no Trailhead

2466
02:15:49.525 --> 02:15:50.645
parking at the area.

2467
02:15:50.865 --> 02:15:53.885
That's why the signs at the Trailhead at the moment, um,

2468
02:15:53.955 --> 02:15:56.485
with the City of Victor stamp on them do say

2469
02:15:56.485 --> 02:15:58.845
that parking is at the pace arena

2470
02:15:59.225 --> 02:16:02.205
and that there's no parking at the Trailhead itself.

2471
02:16:02.905 --> 02:16:07.045
And so, um, the concept plan with parking, um,

2472
02:16:07.045 --> 02:16:09.885
available at the Trailhead is in conflict

2473
02:16:09.955 --> 02:16:11.565
with the existing agreements.

2474
02:16:13.725 --> 02:16:15.175
It's, it looks like it's loading. Um,

2475
02:16:16.565 --> 02:16:20.655

This one on your email link.

2476
02:16:21.725 --> 02:16:24.015
Yeah, the email link didn't gave it to me, but, okay. Yeah.

2477
02:16:24.015 --> 02:16:26.175
Looks, it looks like the extras are off if you go

2478
02:16:26.175 --> 02:16:28.455
to the agenda now. Okay.

2479
02:16:28.875 --> 02:16:30.125
Any additional public comment?

2480
02:16:33.465 --> 02:16:36.205
Anyone else? Uh oh, Larry.

2481
02:16:37.945 --> 02:16:41.685
Oh, Larry th uh, I'm Larry Thal, uh, associated

2482
02:16:41.685 --> 02:16:43.325
with Mountainside Village, uh,

2483
02:16:43.945 --> 02:16:48.445
and, um, uh, so, uh, with the residents in Wilson,

2484
02:16:49.305 --> 02:16:52.245
um, yes, there has been a farm in,

2485
02:16:52.345 --> 02:16:55.005
in the concept from the get go for,

2486
02:16:55.105 --> 02:16:56.765
for this site specifically.

2487
02:16:56.795 --> 02:16:59.725
Some of you have heard me refer to this corner

2488
02:16:59.825 --> 02:17:02.485
of the neighborhood as Farm Toia out there.

2489
02:17:03.145 --> 02:17:06.365
Um, and I am glad to see it moving forward.

2490
02:17:06.785 --> 02:17:09.685
We sold the land to Jonah

2491
02:17:09.985 --> 02:17:13.285
and Hannah specifically so that they could, you know,

2492
02:17:13.435 --> 02:17:15.565
move many of these ideas forward.

2493
02:17:16.065 --> 02:17:17.845
Um, uh, I,

2494
02:17:17.915 --> 02:17:20.285
I've already submitted in writing some of my comments.

2495
02:17:20.565 --> 02:17:24.205
I, I, I do agree with many of the concerns.

2496
02:17:24.945 --> 02:17:26.565
Uh, first I support the project.

2497
02:17:27.265 --> 02:17:32.005
Um, I, I also agree that the, the conditions should be

2498
02:17:32.555 --> 02:17:34.085
thought through carefully.

2499
02:17:34.945 --> 02:17:37.005
Uh, they should be robust.

2500
02:17:37.665 --> 02:17:40.845

Uh, talking to Jonah, I, I don't think there's any

2501
02:17:40.845 --> 02:17:44.485
of the concerns people are expressing it can't be worked

2502
02:17:44.545 --> 02:17:47.405
out, but I haven't seen, uh, uh, kind

2503
02:17:47.405 --> 02:17:51.245
of the expanded conditions that, that might be necessary.

2504
02:17:51.945 --> 02:17:56.565
Um, I don't know that there's a rush to tonight move

2505
02:17:56.755 --> 02:17:59.845
through all the final conditions

2506
02:17:59.845 --> 02:18:01.645
because it's, it's getting light

2507
02:18:02.425 --> 02:18:06.165
and, um, as, as Kim already stated,

2508
02:18:06.675 --> 02:18:08.765
it's not likely this is going to get built

2509
02:18:09.055 --> 02:18:13.205
until we build Mountainside Village, phase four B

2510
02:18:13.505 --> 02:18:15.285
and potentially phase four C.

2511
02:18:15.705 --> 02:18:18.085
And that's at least a year out

2512
02:18:18.155 --> 02:18:19.685
because we're going

2513
02:18:19.685 --> 02:18:22.405
to be finishing four A this coming summer.

2514
02:18:23.145 --> 02:18:27.675
Um, uh, the other thing is I just want

2515
02:18:27.675 --> 02:18:30.395
to thank everybody here for all their concerns,

2516
02:18:30.785 --> 02:18:33.795
because it's really great to see the neighbors

2517
02:18:34.175 --> 02:18:37.995
and the Mountainside Village residents taking pride in their

2518
02:18:37.995 --> 02:18:42.275
neighborhood, in their community and trying to get it right.

2519
02:18:42.895 --> 02:18:46.235
And I appreciate the, the work that, that Jonah

2520
02:18:46.235 --> 02:18:48.915
and his team have put in, that your planners have put in

2521
02:18:48.915 --> 02:18:50.035
that you're all putting in.

2522
02:18:50.575 --> 02:18:52.235
Um, and, and,

2523
02:18:52.235 --> 02:18:54.155
and I also just need to set the record straight.

2524
02:18:54.455 --> 02:18:56.875
Uh, there is a restrictive covenant

2525
02:18:57.025 --> 02:19:00.675

that was placed on the property when we Mountain Site Inc.

2526
02:19:01.305 --> 02:19:04.395
Sold the property to, to Jonah.

2527
02:19:04.815 --> 02:19:07.075
Uh, that, uh, but,

2528
02:19:07.095 --> 02:19:08.795
but there is no agreement with the

2529
02:19:09.355 --> 02:19:10.875
Property Owners Association.

2530
02:19:11.555 --> 02:19:14.635
Property Owners Association has had no involvement.

2531
02:19:14.705 --> 02:19:16.955
They haven't been invited into this process.

2532
02:19:17.295 --> 02:19:19.155
Now is the time to invite them in,

2533
02:19:19.455 --> 02:19:20.955
but I just want to make, make clear,

2534
02:19:21.145 --> 02:19:22.835
because that was a misstatement.

2535
02:19:23.175 --> 02:19:28.005
Um, the, the agreement is, is a restrictive covenant, um,

2536
02:19:28.535 --> 02:19:30.685
which, which is certainly enforceable.

2537
02:19:31.305 --> 02:19:34.725
But I do think that some of the issues that are in

2538
02:19:34.725 --> 02:19:38.325
that covenant should be neared in the conditions

2539
02:19:38.865 --> 02:19:40.965
of the conditional use permit

2540
02:19:41.505 --> 02:19:46.245
or, uh, some other agreement that that is quite public

2541
02:19:46.865 --> 02:19:48.605
and it will be looked at when

2542
02:19:49.305 --> 02:19:51.485
the CUP comes up for WR renewal.

2543
02:19:52.215 --> 02:19:54.165
Thank you for your time and effort.

2544
02:19:55.235 --> 02:19:56.565
What is the Covenant stay?

2545
02:19:56.725 --> 02:19:57.885
I, I think it's in here somewhere.

2546
02:19:57.885 --> 02:19:59.925
What is the, there's a copy of of the Covenant.

2547
02:20:00.155 --> 02:20:03.965
What does it say? Um, well, it, it's few pages long,

2548
02:20:04.425 --> 02:20:05.765
but it, it, it's intent.

2549
02:20:06.025 --> 02:20:10.525
Uh, one of the things that was clear is, is that the,

2550
02:20:11.225 --> 02:20:13.205

uh, the rental

2551
02:20:13.745 --> 02:20:17.285
and the event use are secondary

2552
02:20:18.105 --> 02:20:20.605
to the primary agricultural use.

2553
02:20:21.215 --> 02:20:23.205
Those uses are ancillary.

2554
02:20:23.825 --> 02:20:26.965
So, uh, I think, uh, think of it this way.

2555
02:20:26.985 --> 02:20:28.765
We don't want the tail wagging to die.

2556
02:20:29.265 --> 02:20:31.085
We, we, this has been discussed.

2557
02:20:31.085 --> 02:20:34.525
We, the, the, the primary use has been envisioned by all

2558
02:20:34.905 --> 02:20:36.445
as agricultural out there.

2559
02:20:37.025 --> 02:20:39.245
And, and these other uses are to help

2560
02:20:40.035 --> 02:20:43.645
make the agricultural use a, a

2561
02:20:44.205 --> 02:20:48.165
economically viable and to bring people in who can stay

2562
02:20:48.185 --> 02:20:50.565
as guests and, and work on the farm.

2563
02:20:51.065 --> 02:20:54.245
So, so that, uh, going back to the original, you know,

2564
02:20:54.675 --> 02:20:58.365
farm education so that the visitors could stay

2565
02:20:59.225 --> 02:21:00.525
in guest cabins

2566
02:21:01.065 --> 02:21:04.605
and learn about organic gardening. Um, is

2567
02:21:04.605 --> 02:21:07.205
This parcel part of Mountainside Village today or not?

2568
02:21:07.745 --> 02:21:11.245
Um, it is this covet.

2569
02:21:11.705 --> 02:21:15.245
It, it is not technically it's on Mountainside Village

2570
02:21:15.555 --> 02:21:16.605
overall, but,

2571
02:21:16.625 --> 02:21:19.805
but that's one of the things in the restrictive covenant

2572
02:21:20.115 --> 02:21:23.485
that, that when this is platted, it formally

2573
02:21:24.435 --> 02:21:27.085
becomes a phase of Mountainside Village.

2574
02:21:27.785 --> 02:21:30.645
And, and there's a document with every phase

2575
02:21:31.025 --> 02:21:34.005

of Mountainside Village, uh, called a,

2576
02:21:34.165 --> 02:21:37.525
a supplemental declaration that brings the phase

2577
02:21:38.245 --> 02:21:39.605
formally into the neighborhood.

2578
02:21:40.265 --> 02:21:43.605
So that's one of the items in the restricted covenant that,

2579
02:21:43.675 --> 02:21:48.485
that requires, that when this is flatted, it's,

2580
02:21:48.515 --> 02:21:50.125
it's in the neighborhood. Does

2581
02:21:50.125 --> 02:21:52.885
That also mean they have to join the

2582
02:21:53.045 --> 02:21:54.045
HOA? Yes.

2583
02:21:54.045 --> 02:21:55.765
Okay. They have to adjoin the,

2584
02:21:55.785 --> 02:21:57.525
the Property Owners Association.

2585
02:21:57.525 --> 02:21:58.965
They have to abide by the rules

2586
02:21:59.025 --> 02:22:01.925
and regulations of the Property Owners Association.

2587
02:22:02.435 --> 02:22:06.245
When we sold the land to them, we put a covenant on that.

2588
02:22:06.245 --> 02:22:07.245
Said exactly that.

2589
02:22:08.185 --> 02:22:09.915
Thanks. Okay.

2590
02:22:09.915 --> 02:22:10.595
Thank you, Larry.

2591
02:22:24.335 --> 02:22:25.725
Is there any additional public comment?

2592
02:22:27.195 --> 02:22:28.605
Sure, I'll go and I typed it out

2593
02:22:28.605 --> 02:22:29.605
so I wouldn't go too long.

2594
02:22:30.545 --> 02:22:31.805
So I'm Sean McFarland.

2595
02:22:31.825 --> 02:22:35.285
I'm a Mountainside Village resident and property owner

2596
02:22:35.425 --> 02:22:38.925
and new, uh, uh, new on the POH board as well.

2597
02:22:39.625 --> 02:22:40.965
So I'm learning as I go,

2598
02:22:41.265 --> 02:22:42.565
but I really don't have much new

2599
02:22:42.585 --> 02:22:45.285
to add other than what's already been said tonight.

2600
02:22:45.785 --> 02:22:49.245

Um, other than I just feel like the, the residents as well

2601
02:22:49.245 --> 02:22:53.045
as the POA board, um, myself, I guess I'm speaking

2602
02:22:53.105 --> 02:22:55.285
for myself, um, just have some more time

2603
02:22:55.505 --> 02:22:58.605
to grasp an understanding of this project, um,

2604
02:22:58.605 --> 02:23:03.325
before any approvals is, is, is granted, um, I think

2605
02:23:03.835 --> 02:23:07.125
what George said earlier about the guardrails, you know,

2606
02:23:07.185 --> 02:23:09.365
in place, we just have a clear understanding

2607
02:23:09.555 --> 02:23:11.165
what all that looks like.

2608
02:23:11.945 --> 02:23:14.045
Um, So I guess that's all I have.

2609
02:23:14.575 --> 02:23:15.265
Yeah. Thank you.

2610
02:23:27.265 --> 02:23:30.525
Um, procedurally I go back

2611
02:23:30.525 --> 02:23:32.445
to the motions.

2612
02:23:32.895 --> 02:23:35.885
There are three motions, one for each of the requests.

2613
02:23:36.465 --> 02:23:40.645
Um, the reason I have them separate is

2614
02:23:40.645 --> 02:23:43.125
because they each have a little bit different,

2615
02:23:43.705 --> 02:23:46.685
um, authority.

2616
02:23:47.185 --> 02:23:51.325
Um, for a rezone, you guys are the recommending body

2617
02:23:51.545 --> 02:23:53.645
and this will then have a public hearing in front

2618
02:23:53.665 --> 02:23:55.405
of the city council

2619
02:23:55.545 --> 02:23:58.245
before that approval is granted and recorded.

2620
02:23:58.865 --> 02:24:00.765
Um, court recorded via ordinance,

2621
02:24:01.465 --> 02:24:02.565
the conditional use permit,

2622
02:24:02.625 --> 02:24:06.365
you guys are the decision makers on however it is linked

2623
02:24:06.505 --> 02:24:08.645
and would be contingent on the zoning approval.

2624
02:24:08.825 --> 02:24:11.565
So even if you approved it this evening, it would not,

2625
02:24:11.625 --> 02:24:15.085

we would not, I would not even prepare the findings until

2626
02:24:15.215 --> 02:24:18.285
after I know the vote for council.

2627
02:24:18.945 --> 02:24:22.925
Um, so there would be an opportunity if you

2628
02:24:22.925 --> 02:24:24.045
wanted to continue that.

2629
02:24:24.115 --> 02:24:26.765
That wouldn't delay any of the procedural items

2630
02:24:27.145 --> 02:24:29.845
as this won't go to council until the,

2631
02:24:30.485 --> 02:24:32.165
I think it's March 25th, um,

2632
02:24:32.835 --> 02:24:35.125
council meeting is the second meeting in March.

2633
02:24:35.945 --> 02:24:39.485
And you guys meet before that or the week before.

2634
02:24:39.745 --> 02:24:43.285
Um, so you would have an opportunity

2635
02:24:43.785 --> 02:24:47.685
to hear it, make your decision still in the March meeting,

2636
02:24:47.955 --> 02:24:51.325
even prior to the zoning, getting voted on by council, um,

2637
02:24:52.305 --> 02:24:53.565
if you choose to go that route.

2638
02:24:53.785 --> 02:24:56.205
The last item is concept plan.

2639
02:24:56.545 --> 02:25:00.245
You guys are also the decision maker on concept approvals.

2640
02:25:00.865 --> 02:25:04.165
Um, and then again, they have 18 months to come back

2641
02:25:04.225 --> 02:25:06.125
for their preliminary plat application.

2642
02:25:06.785 --> 02:25:11.205
Um, generally I just, my perception,

2643
02:25:11.705 --> 02:25:14.285
um, it doesn't seem like there are many questions

2644
02:25:14.285 --> 02:25:18.565
or concerns in regards to the concept plan, uh, in regards

2645
02:25:18.565 --> 02:25:21.245
to like the lot layout, um, those types of things.

2646
02:25:22.185 --> 02:25:26.725
And I didn't hear significant concerns specifically related

2647
02:25:26.905 --> 02:25:29.085
to just moving zoning boundary lines.

2648
02:25:29.585 --> 02:25:34.285
Um, to my understanding, um, the concerns are related to

2649
02:25:34.825 --> 02:25:35.965
the conditional use permit.

2650
02:25:36.545 --> 02:25:39.485

Um, so again, completely up to you guys.

2651
02:25:39.705 --> 02:25:42.165
You can vote on 'em separately, you can continue all

2652
02:25:42.165 --> 02:25:45.685
of it you can vote on to move things forward for

2653
02:25:46.235 --> 02:25:49.965
some applications and, um, ask

2654
02:25:49.985 --> 02:25:51.965
for continuances of other applications.

2655
02:25:52.225 --> 02:25:55.245
So it is in your hands just outlining all

2656
02:25:55.265 --> 02:25:56.445
of the options for you.

2657
02:25:57.985 --> 02:26:00.725
We closing the, uh, yeah,

2658
02:26:00.745 --> 02:26:02.045
we have closed the public comment.

2659
02:26:02.605 --> 02:26:05.725
I have a question for drama. Just, oh, sorry, go ahead.

2660
02:26:06.225 --> 02:26:09.125
So this is accurate. The zoning map currently? Mm-hmm.

2661
02:26:09.345 --> 02:26:13.185
Uh, predominantly RS

2662
02:26:13.185 --> 02:26:14.185
Seven, correct? We're

2663
02:26:14.185 --> 02:26:15.865
expanding the record, Yes. Okay.

2664
02:26:15.975 --> 02:26:20.705
Okay. Um, on your preliminary, uh,

2665
02:26:20.705 --> 02:26:24.945
concept plan, do you have a total of five or six?

2666
02:26:25.205 --> 02:26:28.385
Are they cabins? Are they one, two bedroom,

2667
02:26:28.385 --> 02:26:30.425
three bedroom cabins? What's your plan

2668
02:26:30.425 --> 02:26:31.425
There? Yeah, thanks for

2669
02:26:31.425 --> 02:26:33.865
asking um, it's right now,

2670
02:26:34.165 --> 02:26:35.585
uh, very conceptual.

2671
02:26:35.615 --> 02:26:36.945
They're one or two bedroom.

2672
02:26:37.365 --> 02:26:39.025
Uh, they're shown as duplexes

2673
02:26:39.025 --> 02:26:40.185
and they would each have one bedroom

2674
02:26:40.325 --> 02:26:41.745
or two bedrooms, um,

2675
02:26:42.575 --> 02:26:44.465

less than a thousand square feet per side.

2676
02:26:44.765 --> 02:26:48.505
So we're looking at a max of five.

2677
02:26:48.685 --> 02:26:49.745
Is that right? Six. There's

2678
02:26:49.745 --> 02:26:51.025
Six units, Yeah. Six

2679
02:26:51.025 --> 02:26:52.025
Units and they, yeah. And then

2680
02:26:52.025 --> 02:26:54.225
the owner's lot is one of the RS seven.

2681
02:26:55.005 --> 02:26:58.625
That's how the zoning aligns is with the, um, the curve

2682
02:26:58.685 --> 02:27:03.105
of the, um, sweet hollow lane and then the owner's parcel.

2683
02:27:03.365 --> 02:27:05.225
And then the cul-de-sac has six lots.

2684
02:27:09.485 --> 02:27:11.145
You said there would be one or two bedrooms,

2685
02:27:11.145 --> 02:27:12.145
Correct? Yeah.

2686
02:27:12.145 --> 02:27:12.615

2687
02:27:14.035 --> 02:27:18.975
So we're talking 20 max, 24 occup person occupancy.

2688

02:27:19.275 --> 02:27:22.575
For any event that you were thinking about doing.

2689
02:27:22.845 --> 02:27:25.615
Well, I think there's a distinction between, um,

2690
02:27:25.645 --> 02:27:28.255
overnight guess and, and a, a event for,

2691
02:27:28.255 --> 02:27:29.255
Right. I'm just talking about

2692
02:27:29.255 --> 02:27:29.855
overnight. Guess.

2693
02:27:29.955 --> 02:27:31.175
Yes, correct. Thank you,

2694
02:27:33.285 --> 02:27:34.285
Mr. Chair.

2695
02:27:34.285 --> 02:27:35.825
Um,

2696
02:27:36.205 --> 02:27:39.065
is there any specific way you wanted to handle rebuttals?

2697
02:27:40.075 --> 02:27:41.175
Oh, yeah, sorry. You can do

2698
02:27:41.175 --> 02:27:42.295
a rebuttal after all the comment.

2699
02:27:42.515 --> 02:27:44.975
I'm sorry. I Out of order? Yes, go ahead guys.

2700
02:27:45.365 --> 02:27:47.735
Okay. Um, unless you guys wanted

2701
02:27:47.735 --> 02:27:48.855
to handle it slightly differently,

2702
02:27:48.915 --> 02:27:50.255
we can touch on some of these items.

2703
02:27:50.955 --> 02:27:52.255
Is that, would that work for you?

2704
02:27:53.435 --> 02:27:55.895
Do you want Take orders first? Yeah. Okay.

2705
02:27:55.995 --> 02:27:58.055
Um, I just want to reiterate, uh,

2706
02:27:58.545 --> 02:28:00.575
these guardrails that keep coming up.

2707
02:28:00.695 --> 02:28:03.895
I mean, Larry and I spent extensive amount of time back

2708
02:28:03.895 --> 02:28:05.415
and forth on this restrictive covenant.

2709
02:28:05.965 --> 02:28:07.095
It's all red tape

2710
02:28:07.395 --> 02:28:10.695
and I'm happy to agree to the things that we have agreed to.

2711
02:28:11.795 --> 02:28:16.715
Um, But the whole design of that is to offer,

2712
02:28:17.015 --> 02:28:18.275
uh, a guardrail

2713

02:28:18.275 --> 02:28:20.675
and protection that it, it stays in conformance

2714
02:28:20.675 --> 02:28:22.725
with the vision of Mountainside Village.

2715
02:28:23.225 --> 02:28:25.285
Uh, furthermore, I mean, we don't need

2716
02:28:25.285 --> 02:28:26.605
to bring in our attorneys,

2717
02:28:26.665 --> 02:28:29.565
but this is between Mountainside Inc.

2718
02:28:29.705 --> 02:28:32.645
And Mountainside Village Association and Sweet Hollow Farm.

2719
02:28:33.025 --> 02:28:35.525
So in my opinion, that's on behalf of the association

2720
02:28:35.745 --> 02:28:39.245
and Larry is the President slash Vice President, um,

2721
02:28:39.315 --> 02:28:40.885
when we entered into that agreement.

2722
02:28:41.105 --> 02:28:43.165
So I understand these concerns

2723
02:28:43.165 --> 02:28:45.125
and I'm not downplaying them from the neighborhood,

2724
02:28:45.185 --> 02:28:47.605
but we have an agreement in place for this exact reason.

2725
02:28:48.955 --> 02:28:50.975
Um, I'll leave it at that.

2726
02:28:53.335 --> 02:28:56.495
Additionally, for the guardrails is we have just the

2727
02:28:56.735 --> 02:28:59.095
baseline city codes and requirements, um,

2728
02:28:59.485 --> 02:29:02.255
that will provide a lot of the answers to the questions

2729
02:29:02.255 --> 02:29:05.855
and concerns, um, to address those.

2730
02:29:06.435 --> 02:29:09.015
Uh, just something we can specifically call out on our

2731
02:29:09.015 --> 02:29:11.615
preliminary plot as opposed to delaying the concept.

2732
02:29:12.315 --> 02:29:14.655
Um, many of these guardrails are in place.

2733
02:29:14.755 --> 02:29:19.495
We can just make them more, um, available and apparent.

2734
02:29:28.155 --> 02:29:28.375
Um,

2735
02:29:28.845 --> 02:29:29.845
Okay. Do you guys have any

2736
02:29:29.845 --> 02:29:31.175
questions for the applicant?

2737
02:29:34.915 --> 02:29:37.135
Um, I have a process question and,

2738

02:29:37.155 --> 02:29:39.815
and maybe some of this is for the applicant

2739
02:29:39.835 --> 02:29:41.255
and maybe one for Kim.

2740
02:29:41.555 --> 02:29:45.215
But, um, this thing that Stephanie pulled out, uh,

2741
02:29:45.415 --> 02:29:47.735
I was looking at as well, the Natural Resource protection

2742
02:29:47.735 --> 02:29:52.095
plan in, uh, section 13.1 point 12 mm-hmm.

2743
02:29:53.765 --> 02:29:55.455
When is that required?

2744
02:29:57.035 --> 02:30:01.775
Um, would that be required for this level of the

2745
02:30:02.045 --> 02:30:03.045
Project? I was

2746
02:30:03.045 --> 02:30:05.135
imagining that would be something

2747
02:30:05.135 --> 02:30:06.855
that we would require at the time of site plan

2748
02:30:06.855 --> 02:30:08.855
and design review when we have a little bit higher level

2749
02:30:08.855 --> 02:30:11.895
of detail where they've, um, at

2750
02:30:11.895 --> 02:30:15.175
that point they'll have their entitlements so they know

2751
02:30:15.175 --> 02:30:17.375
that they can move forward with their concept plan.

2752
02:30:17.405 --> 02:30:20.695
Preparing that for preliminary pla the conditional use then

2753
02:30:20.695 --> 02:30:22.295
would go to site plan

2754
02:30:22.295 --> 02:30:26.255
and design review, which requires, um, more level

2755
02:30:26.255 --> 02:30:27.375
of detail in regards to whether

2756
02:30:27.375 --> 02:30:30.295
or not there's any need for a grading plan, landscape plan,

2757
02:30:31.155 --> 02:30:34.935
um, engineering on the onsite improvements related

2758
02:30:34.995 --> 02:30:37.135
to the conditional use permit.

2759
02:30:37.595 --> 02:30:40.095
And I thought that was seemed more appropriate once they're

2760
02:30:40.095 --> 02:30:41.455
getting to a higher level of detail of

2761
02:30:41.455 --> 02:30:42.935
where everything's gonna be located.

2762
02:30:43.275 --> 02:30:45.535
So again, um, we still have the condition that it has

2763

02:30:45.535 --> 02:30:47.175
to be in substantial conformance with this.

2764
02:30:47.175 --> 02:30:50.855
So, you know, generally this is cabins over here we've got

2765
02:30:50.915 --> 02:30:53.095
the, um, mixed use building in the middle.

2766
02:30:53.265 --> 02:30:56.735
We've got the farm activities, um, closer to the, um,

2767
02:30:57.335 --> 02:31:01.575
existing canal beyond kind of that segmentation

2768
02:31:01.795 --> 02:31:02.975
and location of the roadway.

2769
02:31:03.755 --> 02:31:06.775
The Natural Resources Protection Plan can say, okay,

2770
02:31:07.015 --> 02:31:09.775
actually there's an outcropping of something here.

2771
02:31:09.835 --> 02:31:12.335
We need to shift the cabins in this direction.

2772
02:31:12.795 --> 02:31:17.695
Um, but kind of the major, um, kind of bubble locations

2773
02:31:17.755 --> 02:31:19.165
of those different types

2774
02:31:19.165 --> 02:31:21.525
of uses would primarily stay the same.

2775
02:31:21.955 --> 02:31:24.325
Okay. And then a question for the applicant, I suppose,

2776
02:31:25.105 --> 02:31:28.765
uh, you know, the expectation for preliminary plat says

2777
02:31:29.395 --> 02:31:31.365
that there'll be easements for that open space.

2778
02:31:31.465 --> 02:31:33.485
Mm-hmm. Um, I bring it up

2779
02:31:33.485 --> 02:31:35.925
because the property connects kitty corner

2780
02:31:35.985 --> 02:31:39.365
to some really important, um, mule deer winter range,

2781
02:31:39.715 --> 02:31:42.085
that public land where the AJ Trail goes up.

2782
02:31:42.085 --> 02:31:45.005
And the BLM, um, is, is it

2783
02:31:45.605 --> 02:31:49.365
probably the only really contiguous winter range

2784
02:31:49.385 --> 02:31:53.885
for ungulates in the Valley that's left And anything

2785
02:31:53.885 --> 02:31:57.005
that's connected to it is still pretty important habitat.

2786
02:31:57.025 --> 02:31:58.885
So I'm just wondering like,

2787
02:31:59.145 --> 02:32:00.765
how do you plan on having those easements?

2788

02:32:00.765 --> 02:32:02.285
Are they gonna be written into covenants

2789
02:32:02.285 --> 02:32:03.965
or do you think you'll Yeah,

2790
02:32:03.965 --> 02:32:05.085
like what's the plan for the easement?

2791
02:32:05.225 --> 02:32:07.885
So right now, everything that's in that green area

2792
02:32:07.945 --> 02:32:11.565
for open space that is currently set aside as open space,

2793
02:32:11.655 --> 02:32:13.965
who's done, uh, in a previous space Okay.

2794
02:32:14.145 --> 02:32:17.645
As plat. So we're not actually showing like

2795
02:32:17.745 --> 02:32:19.405
new, uh, open space.

2796
02:32:19.405 --> 02:32:22.045
This is already exists as open space currently.

2797
02:32:22.045 --> 02:32:24.045
It's deeded, it has a meets and bounds description.

2798
02:32:24.235 --> 02:32:25.605
Okay. Yeah. So it would still need

2799
02:32:25.605 --> 02:32:26.925
to be documented on their plat.

2800
02:32:27.245 --> 02:32:28.845
'cause all existing easements are required to be,

2801
02:32:28.955 --> 02:32:31.765
whether it be utility, irrigation, whatever.

2802
02:32:32.185 --> 02:32:36.325
Um, it is a requirement of the plat process.

2803
02:32:36.585 --> 02:32:38.685
So preliminary plat and final plat is really when those

2804
02:32:38.685 --> 02:32:41.565
details come into play, um, of making sure

2805
02:32:41.565 --> 02:32:43.485
that all those are documented on the plat documents.

2806
02:32:43.665 --> 02:32:46.165
And, And just to add on, again, that was one

2807
02:32:46.165 --> 02:32:48.565
of the considerations in the restrictive covenant, is

2808
02:32:48.565 --> 02:32:50.965
that we are placing this open space under easement

2809
02:32:50.965 --> 02:32:54.525
and having that being recorded, uh, into perpetuity.

2810
02:32:55.075 --> 02:32:58.565
Cool. Thanks. And how do we get the eight lots? Exactly.

2811
02:32:59.545 --> 02:33:03.685
Um, so the, um, we're kind of starting from the south end.

2812
02:33:04.105 --> 02:33:05.685
The cul-de-sac has six lots.

2813

02:33:06.715 --> 02:33:09.935
So three on the south side, half an

2814
02:33:10.635 --> 02:33:11.635
Are in this parcel.

2815
02:33:11.755 --> 02:33:16.175
Yes. And then three on the north side, the owner's parcel

2816
02:33:17.245 --> 02:33:20.855
will be, um, vehicular connected through sweet hall lane.

2817
02:33:20.995 --> 02:33:23.415
You know, they can take this, um, garden,

2818
02:33:23.415 --> 02:33:25.415
other garden lane alley through.

2819
02:33:26.035 --> 02:33:29.175
Um, and then the utilities are an easement in

2820
02:33:29.295 --> 02:33:30.295
between these property lines.

2821
02:33:30.635 --> 02:33:32.815
So those are the residential portions, that's seven.

2822
02:33:33.155 --> 02:33:36.215
And then all of the, um, CUP.

2823
02:33:36.215 --> 02:33:37.375
So basically the entirety

2824
02:33:37.435 --> 02:33:40.375
of the rec zone area on the map is one parcel.

2825
02:33:41.765 --> 02:33:43.815
What about where the duplexes are? Those

2826
02:33:43.835 --> 02:33:46.695
Are, those are all associated directly

2827
02:33:46.695 --> 02:33:47.815
with the conditional use permit.

2828
02:33:47.845 --> 02:33:51.335
They will not allowed to be subdivided or condoed

2829
02:33:51.335 --> 02:33:52.695
or anything that cannot be separated

2830
02:33:52.695 --> 02:33:54.255
or sold, uh, individually.

2831
02:33:58.435 --> 02:34:01.955
I, I don't follow the, the cul-de-sac is part

2832
02:34:01.955 --> 02:34:04.275
of the platted, existing part of,

2833
02:34:04.615 --> 02:34:06.235
uh, mountainside, is it not?

2834
02:34:06.455 --> 02:34:08.995
No. Uh, that portion has not been platted.

2835
02:34:09.135 --> 02:34:13.235
Um, it is not a part of any of their, uh, existing, uh,

2836
02:34:13.445 --> 02:34:16.915
phase four B or four C that has been platted it.

2837
02:34:17.105 --> 02:34:20.165
The one of, I don't remember exactly if it's four B

2838

02:34:20.165 --> 02:34:24.685
or four C does jump the canal to get the alleyway.

2839
02:34:24.865 --> 02:34:27.165
So the boundary line kind of jogs,

2840
02:34:27.265 --> 02:34:29.845
and you can see that on the other, um, zoning maps

2841
02:34:30.235 --> 02:34:33.125
that this, um, dotted line here

2842
02:34:34.065 --> 02:34:35.525
is the current boundary line

2843
02:34:35.715 --> 02:34:39.445
because that portion, um, just to be able to have access

2844
02:34:39.545 --> 02:34:42.885
to the, that back alley for the residential

2845
02:34:44.065 --> 02:34:46.225
vehicular access through the garages

2846
02:34:46.225 --> 02:34:48.985
and things like that, um, is a part of phase, I wanna say

2847
02:34:48.985 --> 02:34:51.185
that one's phase four seat, um,

2848
02:34:51.325 --> 02:34:53.865
the cul-de-sac locks themselves.

2849
02:34:54.245 --> 02:34:56.225
So, um, you can kind of see the distinction.

2850
02:34:56.225 --> 02:34:57.305
They're very faint,

2851
02:34:57.365 --> 02:35:00.825
but there is a different color of, um, this street

2852
02:35:00.825 --> 02:35:04.025
that's a part of four C and the cul-de-sac.

2853
02:35:04.085 --> 02:35:07.105
So the cul-de-sac itself is a part of this application.

2854
02:35:07.205 --> 02:35:10.065
And the lots abutting, the cul-de-sac are this application.

2855
02:35:13.115 --> 02:35:16.575
So the applicant is gonna develop six lots

2856
02:35:16.575 --> 02:35:19.325
on their own, so to speak. I, I I this

2857
02:35:20.085 --> 02:35:22.605
I think seven, Isn't it?

2858
02:35:22.755 --> 02:35:24.205
Yeah. We have the owner's lot at seven.

2859
02:35:24.545 --> 02:35:26.805
It feels to me, to both of you, like you're,

2860
02:35:27.145 --> 02:35:29.165
you're we're in divorce court here or something.

2861
02:35:29.395 --> 02:35:31.805
This is your guys' stuff to figure out.

2862
02:35:32.035 --> 02:35:34.445
It's not the city of Victor's Correct problem.

2863

02:35:36.635 --> 02:35:37.655
Are you asking me a question?

2864
02:35:37.725 --> 02:35:40.375
Well, I, this is kind of getting a little ridiculous, like

2865
02:35:41.365 --> 02:35:43.975
he's gonna start plating lots within your development.

2866
02:35:45.275 --> 02:35:47.095
Yes. We sold that. That's the same.

2867
02:35:47.095 --> 02:35:48.335
This happened in phase three.

2868
02:35:50.045 --> 02:35:51.695
That doesn't seem like it's worked out very well.

2869
02:35:59.525 --> 02:36:04.335
This was, if I can say one thing, this was a, uh,

2870
02:36:04.565 --> 02:36:07.455
concept plan that was included in the, in the purchase

2871
02:36:07.455 --> 02:36:10.975
and sale agreement along with, in this covenant.

2872
02:36:11.155 --> 02:36:15.255
So I I I'm with you that this is,

2873
02:36:17.915 --> 02:36:20.335
uh, yeah.

2874
02:36:20.335 --> 02:36:23.585
Something that we have already worked out is plans

2875
02:36:23.585 --> 02:36:24.745
for this development.

2876
02:36:28.375 --> 02:36:30.715
It doesn't, it doesn't come across. I just work out.

2877
02:36:42.525 --> 02:36:45.425
So you're gonna continue his development on the cul-de-sac

2878
02:36:45.625 --> 02:36:48.305
buildings, seven lots that are completely compliant in

2879
02:36:49.125 --> 02:36:51.215
harmony with the rest of Mountainside Village.

2880
02:36:53.715 --> 02:36:55.355
I don't know why you guys, it's not my business,

2881
02:36:55.355 --> 02:36:57.355
but why wouldn't you have just kept the cul-de-sacs, so

2882
02:36:57.355 --> 02:37:00.445
to speak and keep doing what you've been doing?

2883
02:37:00.835 --> 02:37:04.045
Just it's very bizarre that you're, these are two kind

2884
02:37:04.045 --> 02:37:08.965
of conflicting, um, uses on the same parcel.

2885
02:37:14.945 --> 02:37:18.085
That's fine. That's okay. I I, I don't

2886
02:37:18.085 --> 02:37:20.125
Know if you want me to talk, But I, I just don't

2887
02:37:20.125 --> 02:37:21.285
because this is very strange.

2888

02:37:21.645 --> 02:37:22.805
I feel Like, I think,

2889
02:37:23.245 --> 02:37:26.645
I feel like, 'cause we don't have their,

2890
02:37:26.855 --> 02:37:28.845
their agreement, we don't know what's going.

2891
02:37:28.865 --> 02:37:30.285
You do have it. We do. It's

2892
02:37:30.425 --> 02:37:31.685
In the application materials,

2893
02:37:32.185 --> 02:37:35.285
But we're not here to Yeah. You, you have the,

2894
02:37:35.755 --> 02:37:39.885
Your agreement Based on, I, I feel like

2895
02:37:42.225 --> 02:37:45.805
I'd like to know more about the con what's gonna happen

2896
02:37:45.805 --> 02:37:47.085
with the conditional use permit.

2897
02:37:47.685 --> 02:37:48.685
I would like to table that

2898
02:37:49.145 --> 02:37:53.585
and approve the other two applications, um,

2899
02:37:54.055 --> 02:37:58.485
because I'm not comfortable approving A CUP

2900
02:37:59.065 --> 02:38:02.005
and not knowing a little bit more specific what the can

2901
02:38:02.005 --> 02:38:05.205
and can did Yes. On that property.

2902
02:38:06.145 --> 02:38:08.725
And would you approve this, this subdivision? Yeah,

2903
02:38:08.985 --> 02:38:11.325
I'd approve this rezone

2904
02:38:11.425 --> 02:38:15.925
and I'd approve the concept plan so they can move forward.

2905
02:38:15.925 --> 02:38:18.485
Because if they can't move forward, they can't really decide

2906
02:38:18.485 --> 02:38:21.055
what they're gonna do with their CUP.

2907
02:38:23.275 --> 02:38:27.015
So, um, if you go that route, um, with, with the

2908
02:38:28.935 --> 02:38:32.175
possible continuance of the CUP, we do need to make sure

2909
02:38:32.175 --> 02:38:34.775
that we direct the applicant on what you would like

2910
02:38:34.775 --> 02:38:35.775
to see them come back with.

2911
02:38:35.835 --> 02:38:37.855
So what type of, um, information

2912
02:38:37.855 --> 02:38:40.655
or materials do they need to provide prior

2913

02:38:40.715 --> 02:38:41.775
to that next meeting?

2914
02:38:42.315 --> 02:38:44.055
Uh, what type of timeframe you're looking at that?

2915
02:38:44.055 --> 02:38:45.255
If we're looking at the very next meeting

2916
02:38:45.395 --> 02:38:47.135
or a March or April.

2917
02:38:47.675 --> 02:38:51.295
Um, and again, the list of, you know, specific items

2918
02:38:51.365 --> 02:38:54.255
that you're looking for, specific details of something

2919
02:38:54.255 --> 02:38:55.295
that you're looking for so

2920
02:38:55.295 --> 02:38:57.895
that they have a direction on what to do in that meantime.

2921
02:39:00.375 --> 02:39:04.695
I guess I would just like to see between Jonah

2922
02:39:04.695 --> 02:39:07.135
and Larry what's not allowed.

2923
02:39:08.655 --> 02:39:10.895
I mean, according to their agreement,

2924
02:39:11.475 --> 02:39:13.455
if we know it's not allowed, then we know

2925
02:39:13.455 --> 02:39:14.575
what they can do according

2926
02:39:14.595 --> 02:39:17.255
to our ordinances within that zone.

2927
02:39:17.715 --> 02:39:20.865
And then we can make any conditions of approval

2928
02:39:20.865 --> 02:39:22.345
that we need to for the CEP

2929
02:39:24.365 --> 02:39:27.465
And obviously all everything Chrissy's saying is

2930
02:39:28.525 --> 02:39:30.025
the platted lots here at

2931
02:39:30.025 --> 02:39:30.945
the cul-de-sac are exempt

2932
02:39:30.945 --> 02:39:31.865
from that. Correct. 'cause they're

2933
02:39:31.865 --> 02:39:32.905
Just A lot.

2934
02:39:33.125 --> 02:39:36.425
So you own these lots. They're your lots. Oh, they

2935
02:39:36.605 --> 02:39:37.605
Raw land.

2936
02:39:37.855 --> 02:39:39.545
Yeah. It's not lots yet. Oh, They're not

2937
02:39:39.545 --> 02:39:40.545
Platted. They're not yet. Mm-hmm.

2938

02:39:40.545 --> 02:39:42.025
The boundary,

2939
02:39:42.025 --> 02:39:45.665
which is in blue is a lot, but it hasn't been so divided.

2940
02:39:46.325 --> 02:39:47.905
And then there's a lot of things

2941
02:39:47.935 --> 02:39:49.745
that are third party agreements

2942
02:39:49.745 --> 02:39:51.665
that the city doesn't need to get involved in.

2943
02:39:52.285 --> 02:39:55.105
Um, I would say many of the questions

2944
02:39:55.165 --> 02:39:59.665
and concerns are related to the agreement between, uh,

2945
02:39:59.665 --> 02:40:01.385
the three entities in that document

2946
02:40:01.775 --> 02:40:04.745
that I really don't think the city even needs

2947
02:40:04.745 --> 02:40:06.665
to be concerned about 'cause it doesn't involve their code.

2948
02:40:08.065 --> 02:40:12.325
Um, so I would ask the question,

2949
02:40:13.635 --> 02:40:15.045
does it need to be delayed

2950
02:40:15.345 --> 02:40:18.125
or can it just be we get this out

2951
02:40:18.125 --> 02:40:19.725
between the association and the current owner

2952
02:40:21.425 --> 02:40:22.425
For the CUP?

2953
02:40:23.235 --> 02:40:26.045
Yeah, there is some latitude on the CUP that you guys have

2954
02:40:26.195 --> 02:40:27.605
that is involved for sure.

2955
02:40:28.185 --> 02:40:33.085
Um, but, uh, as the staff report kind of mentions, we are

2956
02:40:34.475 --> 02:40:39.045
conformance with what the code says other than the,

2957
02:40:39.385 --> 02:40:40.805
the conditions that they've listed.

2958
02:40:41.365 --> 02:40:43.645
I may be wrong. Uh, Kim, please correct me if I Yeah.

2959
02:40:43.645 --> 02:40:46.125
Condition X can actually be added for anything

2960
02:40:46.125 --> 02:40:48.245
that's a potential impact to mitigate impacts.

2961
02:40:48.385 --> 02:40:52.485
So, um, they have a lot of latitude specifically

2962
02:40:52.505 --> 02:40:55.285
for conditional use permits to add conditions of approval.

2963

02:40:55.955 --> 02:41:00.085
Okay. But without knowing the specifics, it's hard

2964
02:41:00.085 --> 02:41:01.405
to add those, right?

2965
02:41:02.075 --> 02:41:03.685
Yeah. It's up to you guys in your comfort level.

2966
02:41:03.685 --> 02:41:05.765
So if you feel more information is needed, uh,

2967
02:41:05.765 --> 02:41:07.845
you can continue to ask for that information.

2968
02:41:08.105 --> 02:41:11.485
Or if you don't feel that it's been, uh, appropriately

2969
02:41:11.925 --> 02:41:13.205
provided, then you can deny it.

2970
02:41:15.805 --> 02:41:19.065
Um, keep in mind, as mentioned in the staff report, if you,

2971
02:41:19.725 --> 02:41:22.665
um, just like if you vote to continue things, you need

2972
02:41:22.665 --> 02:41:23.745
to provide them with information

2973
02:41:23.745 --> 02:41:25.145
that they need to come back with.

2974
02:41:25.525 --> 02:41:27.145
Um, same with denial.

2975
02:41:27.365 --> 02:41:32.305
If you choose to, uh, vote to deny anything, uh, state, um,

2976
02:41:32.495 --> 02:41:35.305
case law requires that you provide the applicant

2977
02:41:35.305 --> 02:41:39.785
with information, um, of what they, what they would need

2978
02:41:39.785 --> 02:41:44.265
to change or provide to obtain a, an approval book.

2979
02:41:44.845 --> 02:41:47.265
And when was the last time we approved this? CUP?

2980
02:41:48.125 --> 02:41:52.305
Um, sometime last fall For The hair salon?

2981
02:41:52.485 --> 02:41:53.485
Yes. Yeah, that's what it was.

2982
02:41:54.695 --> 02:41:57.105
Yeah. We did a big one though for, uh,

2983
02:41:57.485 --> 02:41:58.705
The Valley resort.

2984
02:41:58.895 --> 02:42:00.265
Yeah. The resort, when they added the

2985
02:42:00.385 --> 02:42:02.145
restaurant was the most recent one. What was the

2986
02:42:02.305 --> 02:42:03.505
CUP element of that?

2987
02:42:04.165 --> 02:42:06.985
Um, the, the accessory restaurant

2988

02:42:08.245 --> 02:42:09.665
was the CUP requirement

2989
02:42:10.525 --> 02:42:13.215
Because it, it wasn't permitted in their rec

2990
02:42:13.215 --> 02:42:14.215
Zoning. Correct? Yeah.

2991
02:42:14.215 --> 02:42:15.575
Yeah.

2992
02:42:15.895 --> 02:42:16.975
Restaurant as a primary use

2993
02:42:16.975 --> 02:42:18.135
is not allowed in the rec zoning.

2994
02:42:18.135 --> 02:42:19.255
It has to be an accessory.

2995
02:42:19.255 --> 02:42:23.335
And the accessory, um, use also requires commission.

2996
02:42:23.635 --> 02:42:27.575
If we were to approve the UCP with a five year restriction

2997
02:42:27.575 --> 02:42:28.575
where we review it,

2998
02:42:28.955 --> 02:42:31.135
can new conditions be added to the next one?

2999
02:42:31.135 --> 02:42:32.135
Yes. Mm-hmm.

3000
02:42:33.175 --> 02:42:37.315
You do need to be cautious in regards to, um, asking

3001
02:42:37.455 --> 02:42:39.835
for change of things that have already been developed.

3002
02:42:40.015 --> 02:42:41.915
But some of the operational items,

3003
02:42:42.085 --> 02:42:45.555
especially if it's in response to either complaints

3004
02:42:45.735 --> 02:42:49.115
or violations, can definitely be added to you.

3005
02:42:49.355 --> 02:42:52.715
Mitigate things. Um, we can ask for additional landscaping,

3006
02:42:52.715 --> 02:42:53.795
buffering, those types of things,

3007
02:42:53.795 --> 02:42:55.795
but we can't really move structures or roadways. Right.

3008
02:42:56.075 --> 02:42:59.375
I understand that. Okay.

3009
02:42:59.405 --> 02:43:03.975
Well, uh, I would support your initial inclination

3010
02:43:04.795 --> 02:43:08.935
To have more information on, on what is

3011
02:43:09.475 --> 02:43:13.765
do we want, what is not allowed versus

3012
02:43:13.915 --> 02:43:16.325
what is allowed between in their agreement

3013

02:43:16.355 --> 02:43:18.285
with each other to see this? I,

3014
02:43:18.925 --> 02:43:19.925
I think so. I,

3015
02:43:19.925 --> 02:43:22.285
I feel like some of the public comment that I heard

3016
02:43:22.905 --> 02:43:25.525
and some of the questions that I had were like, you know,

3017
02:43:26.505 --> 02:43:27.845
how many people will be there?

3018
02:43:27.905 --> 02:43:28.925
The people that are staying there?

3019
02:43:29.165 --> 02:43:31.605
Like, you know, can people stay there

3020
02:43:32.345 --> 02:43:33.485
if they're not connected

3021
02:43:33.485 --> 02:43:35.045
to the agricultural? Like how long? Well,

3022
02:43:35.045 --> 02:43:37.365
That's already defined in here in the application.

3023
02:43:37.665 --> 02:43:39.895
And so, but like horses, yeah.

3024
02:43:40.035 --> 02:43:43.575
So they could only have six horses or six cows or a mix.

3025
02:43:43.675 --> 02:43:47.135
So that really takes the question portion of it out. Mm-hmm.

3026
02:43:47.715 --> 02:43:51.055
Um, so I, I guess what I'd like to know is what,

3027
02:43:51.705 --> 02:43:54.195
what they have decided can't be allowed

3028
02:43:54.255 --> 02:43:56.795
and then we'll know from our own ordinances mm-hmm.

3029
02:43:56.905 --> 02:43:59.595
What can be allowed in a conditional use permit. Yep.

3030
02:44:00.825 --> 02:44:01.555
Does that make sense

3031
02:44:06.365 --> 02:44:07.935
that we can have that information

3032
02:44:08.115 --> 02:44:11.855
and to make a better informed conditional, you know,

3033
02:44:13.095 --> 02:44:15.575
'cause I think we want to vote for a conditional use permit,

3034
02:44:15.635 --> 02:44:18.175
but we want it to be pretty specific.

3035
02:44:18.635 --> 02:44:19.695
At least that's

3036
02:44:21.005 --> 02:44:24.145
what we've heard from the public comment

3037
02:44:34.185 --> 02:44:35.185
Restrictions.

3038

02:44:37.535 --> 02:44:42.505
Okay. Um, general item, just

3039
02:44:42.565 --> 02:44:47.265
to clarify, um, cemetery Road,

3040
02:44:48.245 --> 02:44:51.345
um, just like the cul-de-sac, uh,

3041
02:44:51.405 --> 02:44:54.985
or any other development that happens adjacent to a roadway

3042
02:44:55.285 --> 02:44:58.505
that's either new or doesn't meet current city standards.

3043
02:44:59.005 --> 02:45:01.745
Um, all of those things would be required of the developer

3044
02:45:01.845 --> 02:45:02.865
to accommodate.

3045
02:45:02.885 --> 02:45:06.985
So for the cul-de-sac, it's gonna be, um, the roadway ditch,

3046
02:45:08.005 --> 02:45:12.345
uh, street trees, sidewalk, um, all the other

3047
02:45:13.105 --> 02:45:14.705
electrical internet utilities, those types

3048
02:45:14.705 --> 02:45:19.025
of things being underground as per the code Cemetery road.

3049
02:45:19.525 --> 02:45:23.505
Um, the applicant designated it as, um, Trailhead parking.

3050
02:45:23.685 --> 02:45:25.825
It won't be specifically Trailhead parking

3051
02:45:26.365 --> 02:45:29.385
on all city streets, we allow street parking, um,

3052
02:45:29.735 --> 02:45:32.625
because there's not really an opportunity for turnaround.

3053
02:45:32.685 --> 02:45:35.545
You can't really put, um, they don't have the right of way

3054
02:45:35.725 --> 02:45:38.185
to be able to do a cul-de-sac or a hammerhead.

3055
02:45:38.185 --> 02:45:40.505
That's also kind of why they put their driveway to the,

3056
02:45:41.285 --> 02:45:42.625
the farthest end of that.

3057
02:45:43.365 --> 02:45:44.705
Um, the road just kind

3058
02:45:44.705 --> 02:45:46.905
of ends right into the vendor's driveway.

3059
02:45:46.905 --> 02:45:48.985
So I wanna make sure that there's an opportunity for people

3060
02:45:49.045 --> 02:45:51.905
to maneuver around, get to where they're going.

3061
02:45:52.445 --> 02:45:56.425
Um, we've generally heard complaints of people parking

3062
02:45:56.765 --> 02:46:00.185
for all of the uses, parking for the cemetery, parking for,

3063

02:46:00.965 --> 02:46:05.065
um, the farm stand events at the farm, um, those types

3064
02:46:05.065 --> 02:46:06.785
of things that a lot

3065
02:46:06.785 --> 02:46:08.865
of people are parking along the roadside

3066
02:46:09.025 --> 02:46:10.925
and it doesn't meet the standards for parking.

3067
02:46:11.225 --> 02:46:13.725
So, um, the configuration

3068
02:46:13.725 --> 02:46:18.325
that they have parking drawn may not be the, um, end design

3069
02:46:18.325 --> 02:46:19.565
that we'll have to go through.

3070
02:46:20.105 --> 02:46:21.965
Review by Public works and engineering.

3071
02:46:21.965 --> 02:46:23.845
That's also something that would be required to be shown,

3072
02:46:24.265 --> 02:46:25.445
uh, and engineered

3073
02:46:25.475 --> 02:46:27.885
through their preliminary plat application.

3074
02:46:28.345 --> 02:46:31.365
Um, but in general is just to accommodate, um,

3075
02:46:32.085 --> 02:46:35.445
a better opportunity for street parking

3076
02:46:35.785 --> 02:46:37.525
and turnaround in this location

3077
02:46:37.525 --> 02:46:39.805
because of the combination of uses. What

3078
02:46:39.805 --> 02:46:42.245
About the agreement of no Trailhead parking? Is that,

3079
02:46:42.425 --> 02:46:44.165
And we could, I mean, the signs already say

3080
02:46:44.165 --> 02:46:46.645
that there's no Trailhead parking. I won't be,

3081
02:46:46.845 --> 02:46:48.285
I mean, does the city have some kind

3082
02:46:48.285 --> 02:46:49.525
of agreement, which is,

3083
02:46:51.125 --> 02:46:52.405
I don't know all the parties of it.

3084
02:46:52.545 --> 02:46:54.205
I'm pretty sure the city is one of those parties,

3085
02:46:54.305 --> 02:46:56.165
but there are a number of different parties

3086
02:46:56.305 --> 02:46:57.365
as a part of that agreement.

3087
02:46:58.065 --> 02:46:59.805
And, um, it does say

3088

02:46:59.805 --> 02:47:02.565
that the ice rink is specifically

3089
02:47:02.565 --> 02:47:03.965
the location for Trailhead parking.

3090
02:47:04.465 --> 02:47:07.285
Um, but again, there's a farm stand, there's a cemetery,

3091
02:47:07.315 --> 02:47:08.725
there's not a great turnaround.

3092
02:47:08.795 --> 02:47:11.045
Something needs to be improved here in regards

3093
02:47:11.045 --> 02:47:14.165
to street parking, which is why they have some

3094
02:47:14.165 --> 02:47:15.245
indication of that.

3095
02:47:15.295 --> 02:47:17.845
Again, it will have to actually meet one of our, um,

3096
02:47:17.955 --> 02:47:20.085
road cross sections for development.

3097
02:47:20.085 --> 02:47:21.285
They're also only able

3098
02:47:21.285 --> 02:47:23.445
to do what's on their side of the street.

3099
02:47:23.505 --> 02:47:24.885
We typically don't require them

3100
02:47:24.905 --> 02:47:26.805
to do anything on the other side of the street,

3101
02:47:26.805 --> 02:47:29.205
especially since that's county property.

3102
02:47:29.745 --> 02:47:32.925
Um, the cemetery and the right of way.

3103
02:47:33.665 --> 02:47:35.125
Um, so they can only improve

3104
02:47:35.125 --> 02:47:36.525
what's on their side of the street.

3105
02:47:37.025 --> 02:47:38.025
And

3106
02:47:38.385 --> 02:47:40.245
The cemetery doesn't have parking really.

3107
02:47:41.035 --> 02:47:42.725
They not really designated.

3108
02:47:43.205 --> 02:47:45.925
I mean there's definitely a, some space between the edge

3109
02:47:45.925 --> 02:47:48.765
of the roadway and, um, you know, where things,

3110
02:47:48.915 --> 02:47:51.125
What, what was the, where were people supposed

3111
02:47:51.125 --> 02:47:52.205
to park for the trail head

3112
02:47:53.025 --> 02:47:54.885
At the ice rink? Is the agreement

3113

02:47:55.085 --> 02:47:56.205
Actually read the sign, but in

3114
02:47:56.205 --> 02:47:57.445
reality, where are they supposed to park?

3115
02:47:58.425 --> 02:48:00.085
No one's gonna drive up there, read a sign,

3116
02:48:00.205 --> 02:48:01.285
drive all the way back, park

3117
02:48:01.285 --> 02:48:02.885
and ride back. Then they're not,

3118
02:48:03.365 --> 02:48:06.205
There will be a side like this, uh, the northern end

3119
02:48:06.205 --> 02:48:07.845
of this site along Cemetery Road.

3120
02:48:07.845 --> 02:48:10.325
They will be required to put in a sidewalk and street trees.

3121
02:48:10.335 --> 02:48:12.885
Again, that's a part of the street cross section

3122
02:48:13.275 --> 02:48:14.605
that they'll have to accommodate.

3123
02:48:14.785 --> 02:48:18.285
Um, phase four A and phase three,

3124
02:48:18.805 --> 02:48:21.005
whenever those are completed, we'll have sidewalks.

3125
02:48:21.225 --> 02:48:24.965
Um, there are some portions of, um, phase one

3126
02:48:25.505 --> 02:48:27.285
and phase two A

3127
02:48:27.585 --> 02:48:29.485
and B that don't have complete

3128
02:48:29.725 --> 02:48:31.405
sidewalks along Cemetery Road.

3129
02:48:31.425 --> 02:48:32.725
So there is a gap there.

3130
02:48:33.225 --> 02:48:37.725
Um, probably will need, you know, either an LID

3131
02:48:38.185 --> 02:48:41.685
or a large, uh, grant opportunity to be able

3132
02:48:41.685 --> 02:48:42.845
to connect that completely.

3133
02:48:43.425 --> 02:48:46.885
Um, but with these other portions completed, uh,

3134
02:48:46.885 --> 02:48:49.365
we're more likely to be eligible for grants is kind

3135
02:48:49.365 --> 02:48:50.485
of filling in those missing pieces.

3136
02:48:51.665 --> 02:48:56.085
I'm assuming that if Sweet Hollow Farm indicates on their,

3137
02:48:58.305 --> 02:49:01.855
their concept plan parking for their farm stand,

3138

02:49:01.855 --> 02:49:05.575
they're gonna be policing it for people going on the trip.

3139
02:49:06.155 --> 02:49:07.605
It can be hard for enforcement.

3140
02:49:07.785 --> 02:49:09.765
Um, generally if someone parks

3141
02:49:09.765 --> 02:49:11.685
and they come right in, that's gonna be really easy for 'em.

3142
02:49:11.685 --> 02:49:13.325
Right. Um, but people could park there

3143
02:49:13.385 --> 02:49:15.605
and be using the cemetery or the trailhead

3144
02:49:15.605 --> 02:49:16.805
and if they're not on their site,

3145
02:49:16.805 --> 02:49:19.085
they can't really say or right.

3146
02:49:19.155 --> 02:49:21.005
Know which direction they're going. Right.

3147
02:49:21.145 --> 02:49:23.885
Unless there's a large parking area here that's intended

3148
02:49:23.945 --> 02:49:27.245
for all purposes on, on the property right there.

3149
02:49:27.875 --> 02:49:30.885
True. But that'd be their choice.

3150
02:49:31.225 --> 02:49:32.445
No, it wouldn't not if they're asking

3151
02:49:32.465 --> 02:49:34.245
for a rezone, it'd be your choice.

3152
02:49:37.025 --> 02:49:40.165
Mm-hmm. If you want a legitimate parking lot at the head

3153
02:49:40.165 --> 02:49:42.125
of a, a trail or a cemetery

3154
02:49:42.225 --> 02:49:45.085
or a dude ranch, maybe you should put it in.

3155
02:49:49.365 --> 02:49:52.175
Well, so that parking question, would that be part

3156
02:49:52.175 --> 02:49:54.655
of the CUP or would that be part of the

3157
02:49:55.055 --> 02:49:58.055
Re zone description on onsite parking is specifically

3158
02:49:58.055 --> 02:50:01.095
related to the CUP is those are gonna be triggered

3159
02:50:01.155 --> 02:50:04.535
by the square footage of the structures

3160
02:50:04.635 --> 02:50:07.375
and the number of parking spaces required associated with

3161
02:50:07.375 --> 02:50:09.255
that, outlined by the code parameters.

3162
02:50:09.255 --> 02:50:12.935
Mm-hmm. Street parking, um, generally, again, is a part

3163

02:50:12.935 --> 02:50:14.615
of the road cross sections.

3164
02:50:14.665 --> 02:50:16.815
Again, it would probably be a different configuration than

3165
02:50:16.815 --> 02:50:19.255
what they had shown to make sure it meets with one

3166
02:50:19.255 --> 02:50:20.735
of the, the cross sections.

3167
02:50:20.735 --> 02:50:22.255
However, a public works director

3168
02:50:22.255 --> 02:50:25.815
and engineer, um, do have some latitude for that.

3169
02:50:26.235 --> 02:50:30.055
Um, knowing that there's not a great turnaround again, that,

3170
02:50:30.355 --> 02:50:34.815
um, they may have to, um, vary a little bit from the

3171
02:50:35.375 --> 02:50:37.855
standard cross sections to accommodate for road parking.

3172
02:50:38.395 --> 02:50:41.655
Um, generally we encourage street parking.

3173
02:50:41.695 --> 02:50:43.175
Obviously it's a challenge in the winter.

3174
02:50:43.515 --> 02:50:45.615
Um, trailheads not gonna get much use.

3175
02:50:45.615 --> 02:50:47.855
Farm stand's not gonna get much use in the winter anyways,

3176
02:50:47.995 --> 02:50:49.815
so, uh, not much of a concern.

3177
02:50:50.035 --> 02:50:53.295
Uh, we typically, you know, aren't the best at plowing all

3178
02:50:53.295 --> 02:50:55.135
of the on street parking in the winter anyways.

3179
02:50:55.595 --> 02:50:58.375
Um, so those would be limited. Um, that

3180
02:50:58.375 --> 02:51:00.215
Trail's closed in the winter anyway, so,

3181
02:51:00.725 --> 02:51:01.725
Yeah. Uh, farm

3182
02:51:01.725 --> 02:51:02.855
stand is too, so,

3183
02:51:03.115 --> 02:51:05.415
or at least as of now, it may change with the, um,

3184
02:51:05.635 --> 02:51:07.495
if they get more greenhouses

3185
02:51:07.495 --> 02:51:09.095
and structures to accommodate those things.

3186
02:51:09.635 --> 02:51:14.415
But, um, if we don't allow parking on any

3187
02:51:14.415 --> 02:51:17.095
of the roadways, I, the city feels that that's a,

3188

02:51:17.455 --> 02:51:20.935
a gross neglect and misuse of that land.

3189
02:51:21.435 --> 02:51:25.815
Um, requiring a hundred percent of all parking to be on site

3190
02:51:25.875 --> 02:51:27.415
for every single use in town

3191
02:51:28.035 --> 02:51:30.095
is very burdensome from property owners.

3192
02:51:30.555 --> 02:51:32.975
Um, residential always needs to be on site

3193
02:51:32.975 --> 02:51:35.775
because again, we don't always have great opportunity

3194
02:51:35.775 --> 02:51:37.455
to plow things in the winter time,

3195
02:51:37.875 --> 02:51:39.095
and we definitely wanna make sure

3196
02:51:39.095 --> 02:51:40.535
that those vehicles are kept safe.

3197
02:51:40.995 --> 02:51:44.215
Um, but we, in most commercial areas, um,

3198
02:51:44.215 --> 02:51:45.655
this isn't specifically commercial,

3199
02:51:45.875 --> 02:51:49.215
but again, most areas that have, uh, parking demand,

3200
02:51:49.555 --> 02:51:52.295
we have accommodations for on-street parking in some way

3201
02:51:52.315 --> 02:51:56.335
or another to make sure that, um, things can

3202
02:51:57.725 --> 02:51:59.665
be both on onsite and offsite.

3203
02:51:59.925 --> 02:52:03.745
Um, another thing to consider is our onsite parking is, um,

3204
02:52:04.015 --> 02:52:06.165
very low in regards to what we require.

3205
02:52:06.305 --> 02:52:09.685
Um, it's only one parking space per, uh, dwelling unit.

3206
02:52:10.025 --> 02:52:13.085
Our, uh, parking, I think restaurants,

3207
02:52:13.115 --> 02:52:15.765
it's five per a thousand square feet.

3208
02:52:16.145 --> 02:52:17.365
Office warehouse,

3209
02:52:17.365 --> 02:52:19.925
everything else is one parking space per a thousand square

3210
02:52:19.925 --> 02:52:21.565
feet, which is very low.

3211
02:52:24.755 --> 02:52:26.725
Cool. Thank you. Jonah.

3212
02:52:26.755 --> 02:52:31.005
Does, um, do you know at this time you may not even know

3213

02:52:31.555 --> 02:52:35.205
maximum capacity for indoor your indoor meetings space?

3214
02:52:36.725 --> 02:52:38.045
I don't have a good Question out

3215
02:52:38.045 --> 02:52:42.245
That, but I mean like a 30 by 50 barn.

3216
02:52:42.955 --> 02:52:45.365
Okay. So like, you know,

3217
02:52:45.365 --> 02:52:47.725
it's not 500 people for a wedding. Definitely

3218
02:52:47.725 --> 02:52:48.725
Not. It's, uh,

3219
02:52:48.725 --> 02:52:50.565
I would say our indoor capacity is

3220
02:52:50.565 --> 02:52:51.925
definitely under a hundred people.

3221
02:52:52.195 --> 02:52:53.245
Okay, thank you.

3222
02:52:59.665 --> 02:53:01.385
I guess for me with the CUP, like I,

3223
02:53:01.545 --> 02:53:03.185
I think I still support kind of

3224
02:53:03.655 --> 02:53:05.345
Tabling It, tabling it for now.

3225
02:53:05.425 --> 02:53:09.705
I think that kind of information would be good to see,

3226
02:53:09.895 --> 02:53:12.545
like going forward to have it spelled out specifically, like

3227
02:53:12.575 --> 02:53:16.505
what are, you know, what are the event venue you maximums,

3228
02:53:16.505 --> 02:53:19.945
like how many people, um, for, you know,

3229
02:53:20.135 --> 02:53:21.785
classroom spaces and things like that.

3230
02:53:22.065 --> 02:53:24.065
Whatever you anticipate being on site, like having,

3231
02:53:24.245 --> 02:53:27.545
having those numbers there I think would sort of give,

3232
02:53:27.775 --> 02:53:30.105
give neighbors and give the public a better sense of,

3233
02:53:30.285 --> 02:53:32.705
you know, what that impact will be.

3234
02:53:33.325 --> 02:53:35.145
And that would kind of help us make a better decision.

3235
02:53:40.795 --> 02:53:42.925
Okay. I, I agree with you both.

3236
02:53:45.545 --> 02:53:50.055
So I'm willing to make a, um, a motion

3237
02:53:50.195 --> 02:53:53.295
to table the, the CEP

3238

02:53:55.125 --> 02:53:57.705
Um, Concept plan still would require a

3239
02:53:57.705 --> 02:53:59.185
preliminary plat next step,

3240
02:53:59.235 --> 02:54:00.145
Right? Yes.

3241
02:54:01.015 --> 02:54:01.305
Okay.

3242
02:54:20.625 --> 02:54:22.235
Okay. I don't see

3243
02:54:24.865 --> 02:54:26.315
motions for here.

3244
02:54:26.335 --> 02:54:27.335
The,

3245
02:54:28.215 --> 02:54:32.155
Um, so all motions are on page six and seven of the

3246
02:54:32.535 --> 02:54:36.995
Gap Six and seven.

3247
02:54:37.695 --> 02:54:41.755
So the bottom of six is the, um, approval recommendation

3248
02:54:41.775 --> 02:54:44.315
for rezone the concept.

3249
02:54:44.535 --> 02:54:49.075
And then there's also a, um, motion outline for continuance.

3250
02:54:49.075 --> 02:54:51.795
You just want to clarify that it would be pertaining only to

3251
02:54:52.345 --> 02:54:54.275
whichever request you're doing that on.

3252
02:54:54.975 --> 02:54:57.635
So should we do them as three separate motions?

3253
02:54:57.865 --> 02:55:00.355
It'd be easier. Yeah. Um,

3254
02:55:00.495 --> 02:55:01.995
do you guys wanna do the other two,

3255
02:55:09.115 --> 02:55:11.845
Some dispute about where the boundary is

3256
02:55:12.305 --> 02:55:13.685
or is that you should never

3257
02:55:14.505 --> 02:55:17.565
Having concluded that further information is required?

3258
02:55:17.705 --> 02:55:18.965
I'm moved to continue

3259
02:55:21.555 --> 02:55:23.165
Just be the, the application for

3260
02:55:23.165 --> 02:55:25.645
Conditional use permit to clarify that the application

3261
02:55:25.785 --> 02:55:26.965
for conditional use permit

3262
02:55:30.375 --> 02:55:34.405
March 19th, March 19th public hearing to allow the applicant

3263

02:55:34.405 --> 02:55:38.765
to address the following concerns raised the agreement

3264
02:55:39.155 --> 02:55:39.645
between

3265
02:55:43.205 --> 02:55:44.525
Mountainside Village and

3266
02:55:45.285 --> 02:55:47.765
I don't think that has anything to do with your CUP

3267
02:55:48.945 --> 02:55:51.125
and it's included in the application already.

3268
02:55:51.555 --> 02:55:52.805
Yeah. Yeah.

3269
02:55:52.885 --> 02:55:54.405
I don't want to, we don't have anything to do with that.

3270
02:55:54.555 --> 02:55:57.365
Yeah. You, you, you may wanna mirror some

3271
02:55:57.365 --> 02:55:59.005
of those except points,

3272
02:55:59.225 --> 02:56:01.045
but that's, that's not what you're seeing.

3273
02:56:01.205 --> 02:56:03.245
I, I, I mean I'm not at liberty to talk much,

3274
02:56:03.245 --> 02:56:07.965
but the applicant needs to provide more specificity on

3275
02:56:07.965 --> 02:56:10.005
what is allowed and what is not allowed in

3276
02:56:10.005 --> 02:56:11.085
their conditional use permit.

3277
02:56:11.715 --> 02:56:14.165
Yeah. Okay. Their responsibility, not our Right. Okay.

3278
02:56:21.745 --> 02:56:23.365
So having further,

3279
02:56:23.625 --> 02:56:26.125
how have you found further information is required?

3280
02:56:26.245 --> 02:56:27.725
I move to continue the application

3281
02:56:27.745 --> 02:56:30.925
for the conditional use permit to March 19th public hearing

3282
02:56:31.305 --> 02:56:32.845
to allow, allow the applicant

3283
02:56:32.845 --> 02:56:34.725
to address the following concern raised

3284
02:56:35.715 --> 02:56:36.805
what is specifically,

3285
02:56:38.065 --> 02:56:42.715
Uh, Allowed and not allowed

3286
02:56:42.855 --> 02:56:47.625
and not allowed, um, on this for a conditional

3287
02:56:47.925 --> 02:56:49.065
for property.

3288

02:56:51.565 --> 02:56:53.495
Does that sound right? I feel like something,

3289
02:56:55.085 --> 02:56:56.085
It's very vague.

3290
02:56:56.205 --> 02:56:58.095
Yeah. I believe our narrative states

3291
02:56:58.405 --> 02:57:00.375
what we say is allowed and not allowed.

3292
02:57:01.155 --> 02:57:02.495
We would need specifics

3293
02:57:11.535 --> 02:57:13.835
As well as the conditions for approval if it's,

3294
02:57:13.835 --> 02:57:17.715
if it's a head count and, uh, you know, a, a number

3295
02:57:17.715 --> 02:57:18.955
of events per season.

3296
02:57:19.095 --> 02:57:21.435
Mm-hmm. Those are concrete things we can add.

3297
02:57:21.695 --> 02:57:24.355
The other thing I would, I would offer is

3298
02:57:24.355 --> 02:57:28.755
because this is vague, I know it opens the door for,

3299
02:57:28.895 --> 02:57:31.755
for problems, but we use the, uh, uh,

3300
02:57:33.465 --> 02:57:36.595
renewal process to revisit events

3301
02:57:36.835 --> 02:57:39.195
that are problematic if, if there are,

3302
02:57:40.485 --> 02:57:42.305
you know, huge issues.

3303
02:57:42.365 --> 02:57:46.065
But otherwise this does spell out our intended uses and,

3304
02:57:46.405 --> 02:57:47.745
and the conditions for the approval.

3305
02:57:50.425 --> 02:57:52.065
I mean, I, I think those are fine to add.

3306
02:57:52.365 --> 02:57:54.425
Um, head count, number of event,

3307
02:57:55.055 --> 02:57:56.625
anticipated number of events

3308
02:57:57.425 --> 02:58:00.925
Per year, Maximum head count for, um,

3309
02:58:03.345 --> 02:58:05.485
for events, you know, for people who are not staying there.

3310
02:58:05.725 --> 02:58:07.005
'cause obviously there's gonna be more people

3311
02:58:07.025 --> 02:58:09.325
for a wedding than are staying on site.

3312
02:58:09.425 --> 02:58:12.205
So I think Max headcount anticipated number

3313

02:58:12.205 --> 02:58:13.285
of events per year.

3314
02:58:14.895 --> 02:58:16.325
Maybe anticipated large events.

3315
02:58:16.405 --> 02:58:18.365
I don't think we need to know how many like beekeeping

3316
02:58:18.835 --> 02:58:21.565
classes there are, but would be good.

3317
02:58:24.535 --> 02:58:27.555
Um, if Christie, if you wanted to add that to your motion,

3318
02:58:27.955 --> 02:58:30.235
I think you just need to say that ISO move

3319
02:58:30.455 --> 02:58:34.075
and that will be incorporated into your motion ISO move.

3320
02:58:34.385 --> 02:58:36.595
Okay. And then we need a second on that still.

3321
02:58:39.295 --> 02:58:42.195
Second. Okay. Motion was made and seconded.

3322
02:58:42.335 --> 02:58:44.675
All those in favor? Aye.

3323
02:58:47.105 --> 02:58:49.325
Aye Christie? Aye. Sorry.

3324
02:58:49.545 --> 02:58:52.725
Aye, uh, that the, that motion is approved.

3325
02:58:58.105 --> 02:59:00.805
Um, great. I can make a motion for thank you rezoning.

3326
02:59:00.805 --> 02:59:04.165
Mm-hmm. Having concluded that the criteria for approval

3327
02:59:04.305 --> 02:59:07.805
of a rezone map amendment found in Title 10,

3328
02:59:07.805 --> 02:59:12.405
article 14.7 point B have been met,

3329
02:59:12.525 --> 02:59:16.765
I move to recommend approval of LU 2025 dash 13

3330
02:59:17.065 --> 02:59:18.325
for the zoning of REC

3331
02:59:18.505 --> 02:59:21.525
and RS seven as shown in the application materials.

3332
02:59:23.555 --> 02:59:25.015
Second. Okay. Thank you.

3333
02:59:25.395 --> 02:59:28.535
Uh, motion was made and seconded by Tom and Christie.

3334
02:59:28.555 --> 02:59:31.895
All those in favor? Aye. Aye. Aye. Opposed? Okay.

3335
02:59:32.115 --> 02:59:35.975
The rezone reconfiguration is approved

3336
02:59:37.955 --> 02:59:40.815
and then that leads the concept plan for a subdivision.

3337
02:59:47.605 --> 02:59:50.125
I guess having concluded that the criteria for approval

3338

02:59:50.225 --> 02:59:54.525
of the concept plan found in Title 10, article 14.5

3339
02:59:55.565 --> 02:59:56.565
C have been met

3340
02:59:56.905 --> 03:00:01.125
and moved to approve SC 2025 dash 12 for the concepts

3341
03:00:01.125 --> 03:00:02.605
of division of eight lots

3342
03:00:02.625 --> 03:00:04.445
as shown in the application materials.

3343
03:00:06.715 --> 03:00:08.765
Okay. Thank you. Motion was made and seconded.

3344
03:00:08.785 --> 03:00:11.685
All those in favor? Aye. Aye. Aye.

3345
03:00:11.915 --> 03:00:15.205
Opposed favor? Good concept plan.

3346
03:00:16.355 --> 03:00:17.565
Subdivision is approved.

3347
03:00:18.775 --> 03:00:20.845
Thank you. Um,

3348
03:00:23.525 --> 03:00:25.285
I don't have any specific planning updates.

3349
03:00:25.865 --> 03:00:30.525
Um, council agenda next week will be

3350
03:00:30.665 --> 03:00:34.445
the frail sub that you guys had last month.

3351
03:00:35.145 --> 03:00:36.525
Um, we move forward to 'em.

3352
03:00:36.785 --> 03:00:41.285
Um, we did have 'em submit a, um, abbreviated

3353
03:00:41.885 --> 03:00:44.205
improvements plan that pertain only

3354
03:00:44.225 --> 03:00:46.125
to phase four, so hopefully there won't be. What's

3355
03:00:46.125 --> 03:00:47.125
The trails Again? That was the one

3356
03:00:47.125 --> 03:00:48.685
just south of Addie loop between

3357
03:00:49.505 --> 03:00:50.965
um, acquisition.

3358
03:00:51.065 --> 03:00:54.805
Yes. Yep. Um, so hoping that

3359
03:00:55.235 --> 03:00:59.325
that abbreviated um, exhibit adjust phase one

3360
03:00:59.325 --> 03:01:01.485
of the improvements plans will help with a little bit

3361
03:01:01.485 --> 03:01:03.805
of the confusion, um, that was experienced

3362
03:01:03.825 --> 03:01:05.125
by you guys having um,

3363

03:01:05.365 --> 03:01:07.125
a lot more material than necessary to make

3364
03:01:07.125 --> 03:01:09.245
that decision. Um, so

3365
03:01:09.245 --> 03:01:11.205
This is just those, correct?

3366
03:01:11.705 --> 03:01:12.725
Yep. Um,

3367
03:01:13.185 --> 03:01:17.645
and then there's in request

3368
03:01:17.785 --> 03:01:20.125
for reconsideration of the annexation rezone

3369
03:01:20.315 --> 03:01:23.885
that will be heard by counsel, um, as well.

3370
03:01:24.415 --> 03:01:26.005
Those are the only things on the agenda,

3371
03:01:26.145 --> 03:01:27.365
uh, consent calendar.

3372
03:01:27.505 --> 03:01:31.725
So, um, I do have one in addition

3373
03:01:31.725 --> 03:01:34.805
to the continuance here for the March meeting.

3374
03:01:35.545 --> 03:01:39.125
Um, we also have the birch

3375
03:01:39.125 --> 03:01:42.365
to baseline annexation coming back around again

3376
03:01:42.395 --> 03:01:43.925
with a different developer,

3377
03:01:44.225 --> 03:01:45.685
but was able to um,

3378
03:01:46.065 --> 03:01:48.125
get all three property owners involved again.

3379
03:01:48.125 --> 03:01:52.965
So it's approximately 10 acres, um, between where Birch ends

3380
03:01:53.505 --> 03:01:54.765
and baseline road.

3381
03:01:55.265 --> 03:01:58.685
So the, they'll connect birch all the way through, um,

3382
03:01:58.795 --> 03:02:01.285
multifamily on the south end. Is this the one

3383
03:02:01.285 --> 03:02:02.285
That was Ming?

3384
03:02:02.355 --> 03:02:04.165
Yeah. Okay. So very, very similar.

3385
03:02:04.465 --> 03:02:06.085
Um, some of the applica

3386
03:02:06.765 --> 03:02:09.205
actually just posted the general application materials,

3387
03:02:09.205 --> 03:02:11.285
but of course you guys will get the agenda, um,

3388

03:02:11.425 --> 03:02:13.885
and all the review items next month.

3389
03:02:14.705 --> 03:02:18.725
Um, but yeah, that's a annexation rezone

3390
03:02:20.345 --> 03:02:22.485
for for the your review

3391
03:02:22.545 --> 03:02:23.965
and then it will, they'll come back

3392
03:02:23.965 --> 03:02:26.965
with a boundary line adjustment that will be administrative.

3393
03:02:27.665 --> 03:02:30.965
Um, so March will be those two items.

3394
03:02:32.165 --> 03:02:35.645
I don't have anything else in the pipeline that I'm aware

3395
03:02:35.645 --> 03:02:37.725
of coming in anytime soon,

3396
03:02:38.105 --> 03:02:42.145
but there's a lot, a lot of other things in the works

3397
03:02:43.935 --> 03:02:45.465
development's not slowing down.

3398
03:02:48.565 --> 03:02:51.865
I'd say development all the different applications.

3399
03:02:52.655 --> 03:02:54.585
Yeah, there is. I've never seen,

3400
03:02:54.785 --> 03:02:56.265
I never thought you would see a crane in there.

3401
03:02:56.325 --> 03:02:57.385
The occupancy. Yeah.

3402
03:02:58.005 --> 03:02:59.185
Things are getting built

3403
03:02:59.245 --> 03:03:01.345
but there's still afr small fraction of

3404
03:03:03.055 --> 03:03:04.465
what people have proposed to build.

3405
03:03:04.465 --> 03:03:06.825
Correct. All the stuff Thomas is they is arms

3406
03:03:06.825 --> 03:03:08.265
around about none of it seems.

3407
03:03:08.735 --> 03:03:09.985
Yeah. Yeah.

3408
03:03:09.985 --> 03:03:11.825
And even still like all these applications

3409
03:03:11.825 --> 03:03:15.345
that even are in front of you guys, um, you know,

3410
03:03:15.345 --> 03:03:17.185
the timeline and likelihood of when

3411
03:03:17.525 --> 03:03:20.225
or if they'll be developed is, is very unknown.

3412
03:03:20.445 --> 03:03:23.625
Mm-hmm. Um, alright,

3413

03:03:23.845 --> 03:03:25.105
So the next meeting is the 19th?

3414
03:03:25.365 --> 03:03:28.265
Yep. Okay. Alright, well I think we can make a motion

3415
03:03:28.285 --> 03:03:32.145
to adjourn and to do that.

3416
03:03:33.775 --> 03:03:37.225
I'll move to adjourn. Thank you. Second. Thank you.

3417
03:03:39.425 --> 03:03:43.105
I, I think, um, mountainside Village has been around

3418
03:03:43.105 --> 03:03:44.385
for a very long time.

3419
03:03:44.685 --> 03:03:47.305
Longer than people thought it would be, so to speak,

3420
03:03:47.405 --> 03:03:51.455
for It's, I think that is very convoluted.

3421
03:03:51.485 --> 03:03:52.775
Yeah. The red one, the arrangement.

3422
03:03:52.875 --> 03:03:53.415
Can you reach it.

Request for Reconsideration Payment Receipt,
May 5, 2026

From: Cummings, Mindy
To: Emily Riley
Subject: Fwd: [Accounting] Your City of Victor Permits payment has been approved
Date: Tuesday, May 5, 2026 11:45:36 AM

Emily here is the receipt of payment from Victor.

---------- Forwarded message ----
From: **support via Accounting** [email redacted]
Date: Tue, May 5, 2026 at 9:41
Subj [redacted]f Victor Permits payment has been approved
To: [email redacted]

Your City of Victor Permits payment has been authorized and will be processed soon. Please see below for the details of your payment:

Product: Permits - Account Number: 1665256 - Amount: $1,446.00

Sub Total: $1,446.00

Fee: $1.00

Total: $1,447.00

Payment Details:

Confirmation ID: 196969516

Payment Date: 05/05/2026 09:41 AM US Mountain Time

Account Last Four: 4232

Customer Phone Number: [phone redacted]