



# CITY OF VICTOR

## Planning & Building Department

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December 9, 2021

Attn: Planning and Zoning Commission  
Teton County Court House  
150 Courthouse Drive – Room 107  
Driggs, ID 83455

### Sent via Email

Dear Teton County Planning & Zoning Commission,

This letter is to satisfy the procedural requirements of the Area of Impact agreement between the City of Victor and Teton County regarding the Moose Hollow Subdivision. City Staff completed their review of potential impacts on current or future compatibility with easements, utilities, and roadway connectivity and compatibility in accordance with Title 8 Chapter 1 of the Municipal Code which regulates the Area of Impact under agreement with Teton County. Due to its proximity to City limits and potential impacts to the City's future expansion this matter was passed on to the Victor Planning & Zoning Commission for their consideration. The Planning & Zoning Commission meeting was held on December 16, 2021 to review the application.

The current AOI does not trigger any additional standards or requirements of the proposed development. However, the City of Victor's Planning and Zoning Commission is requesting that the Teton County Planning and Zoning Commission consider the potential impacts to the City of Victor if the application were granted as proposed. The City of Victor's Comprehensive Plan designates this area as Transitional. According to the ReEnvision Victor Comprehensive Plan "*The Transitional land use provides a transition between those areas in the county that are strictly agricultural and expanding city neighborhoods. **Any proposed development within these areas should be coordinated between the City of Victor and Teton County.***" If annexed and developed within the City of Victor there are standards and requirements for developments that would not be required of them from the County. While these requirements may necessitate more expensive infrastructure cost on the developer, these infrastructure requirements are all for the health, safety, and welfare of the public, for the good and enjoyment of the neighborhood, and consistent interconnectivity of our neighborhoods.

**The Victor Planning and Zoning Commission objects to the application as proposed and request that the Teton County Planning and Zoning Commission consider denial of the application.**

If the Teton County Planning and Zoning Commission chooses to move forward with this application, please consider the following requirements so that the development can be consistent with the City of Victor as our city limits grow around this property in the future.

- Stub road(s) to neighboring undeveloped property for future interconnection
- Paving of the primary access road and interior roads.
- Sidewalks and street trees on the primary access road and interior roads.
- Clarification regarding the shared roadway length, turnaround location, and turnaround configuration.
- More details regarding the fire pond and its location.


If this application continues through the County process the City of Victor will have further comments in future steps of the application process.

With the City's ReEnvision Victor Comprehensive Plan completed, the City of Victor is eager to renegotiate the Area of Impact agreement with Teton County so that the zoning districts designations can be determined for the Victor Area of Impact and so that the City of Victor hold a more active role in the decision-making process of those applications within our Area of Impact. Thank you for your time and consideration in this manner.

Sincerely,

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Christian Cisco, Chair  
Victor Planning & Zoning Commission



Kimberly Kolner, AICP  
Victor Planning & Zoning Director