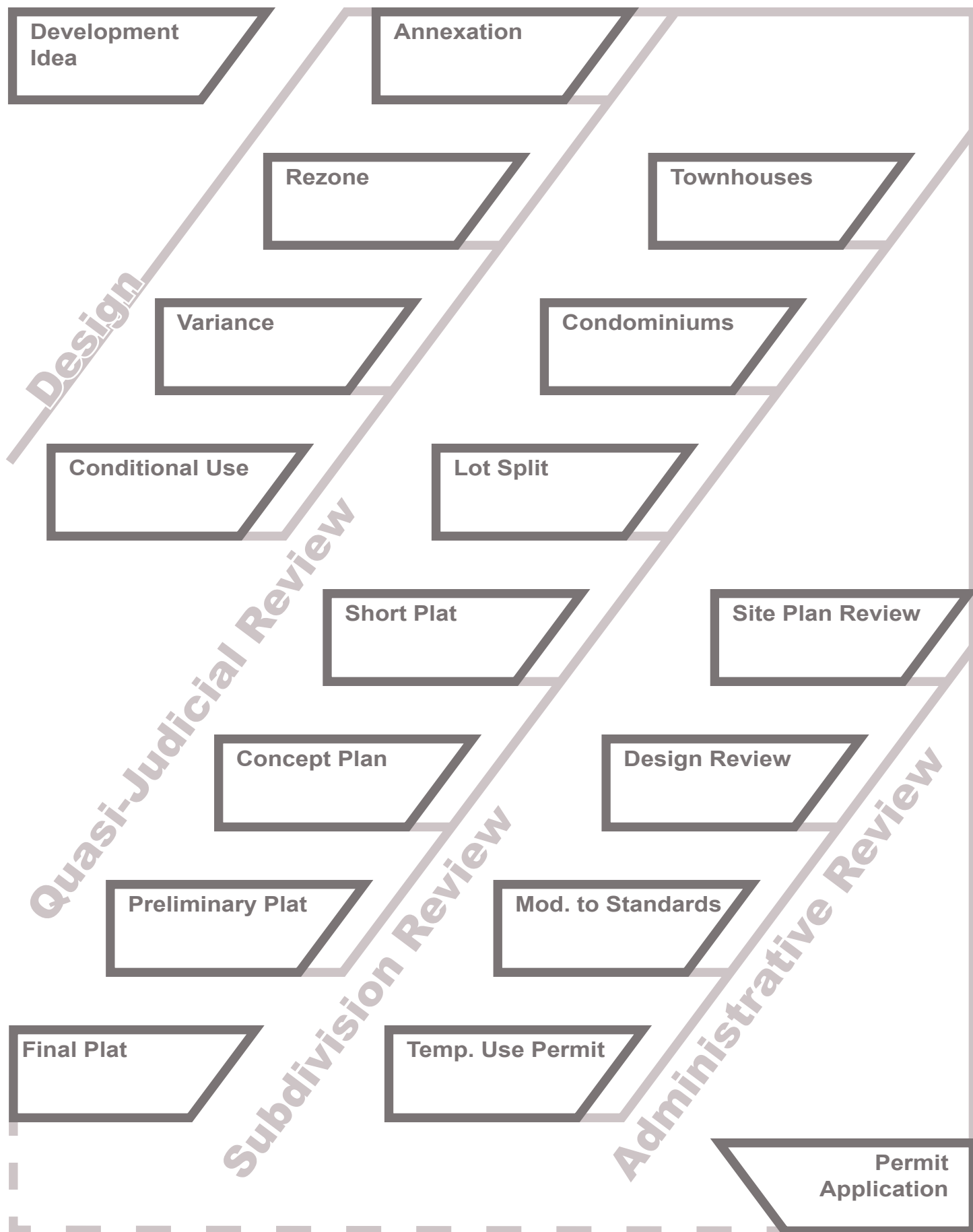


Div. 14.1. Summary of Review Authority

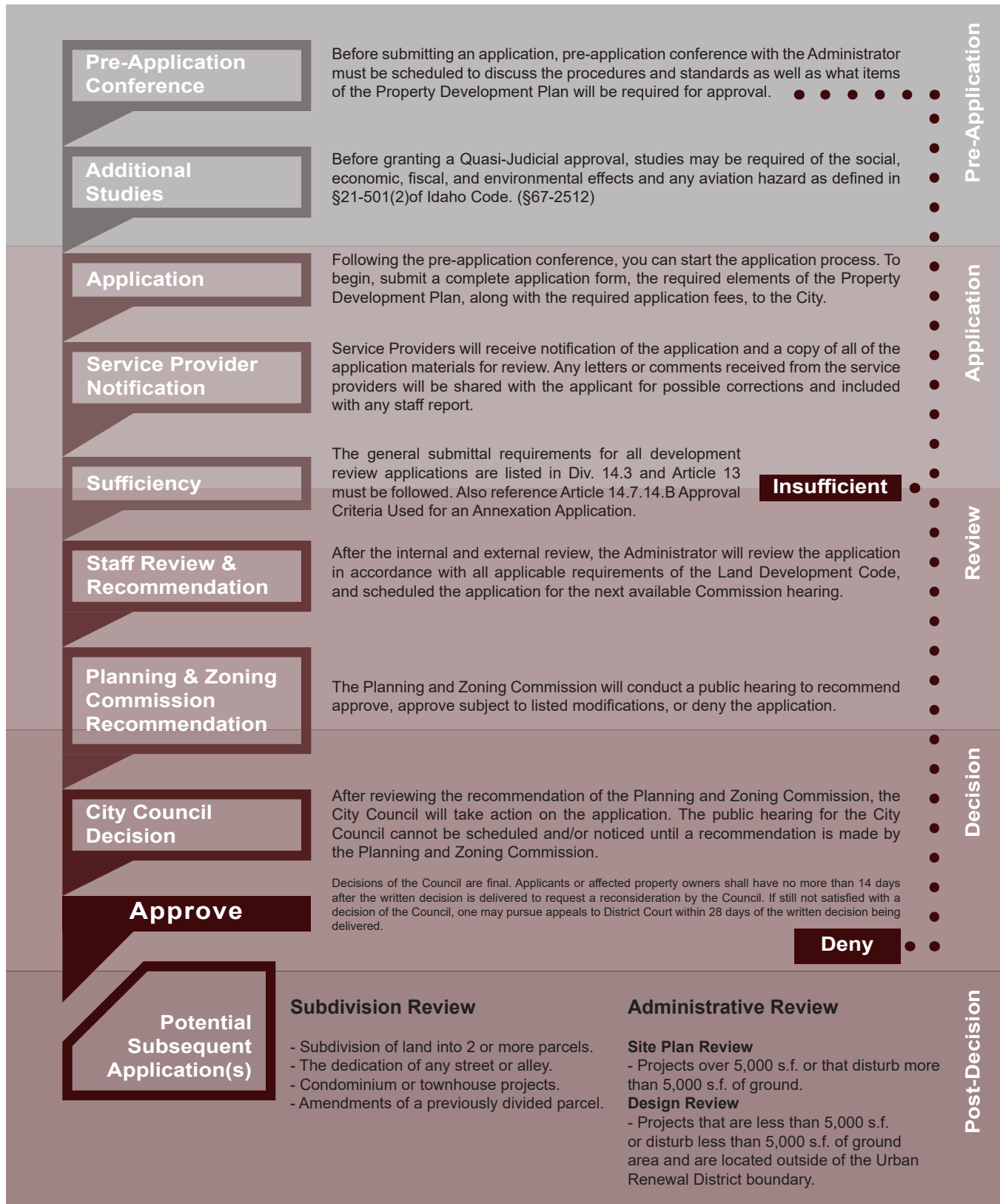
The following table summarizes the review and approval authority of the various review bodies and officials that implement and administer the Land Development Code.

			Review and Approval			Public Notice					
Approval Process	Cross-reference	Service Provider Notification	Planning Administrator	Planning & Zoning Commission	City Council	Neighborhood Meeting	Web	Posted (On-Site)	Mailed	Published	Posted Notice (City Hall)
Legislative Review	14.4										
Comprehensive Plan Amendment	14.4	Y	R	R-PH	D-PH	N	Y	N	N	Y	Y
Land Use Code Text Amendment	14.4	Y	R	R-PH	D-PH	N	Y	N	N	Y	Y
Subdivision Review	14.5										
Lot Split	14.5.8	N	D	A-PM	-	N	N	N	N	N	N
Short Plat	14.5.9	Y	R	R-PH	D-PM	N	Y	Y	Y	Y	Y
Concept Plan	14.5.10	Y	R	D-PH	A-PM	P	Y	Y	Y	Y	Y
Preliminary Plat	14.5.10	Y	R	R-PH	D-PH	N	Y	Y	Y	Y	Y
Final Plat	14.5.10	Y	R	-	D-PM	N	Y	N	N	N	Y
Administrative Review	14.6										
Site Plan Review	14.6.10	N	R/D	P:D-PH A-PM	A-PM	N	P	N	N	N	P
Design Review	14.6.11	N	R/D	P:D-PH	A-PM	N	P	P	N	N	P
Quasi-Judicial Review	14.7										
Conditional Use Permit	14.7.11	Y	R	D-PH	A-PH	P	Y	Y	Y	Y	Y
Rezone Map Amendment (Project Specific)	14.7.12	Y	R	R-PH	D-PH	P	Y	Y	Y	Y	Y
Variance	14.7.13	Y	R	D-PH	A-PH	N	Y	Y	Y	Y	Y
Annexation	14.7.14	Y	R	R-PH	D-PH	P	Y	Y	Y	Y	Y
Administrative Appeals	14.8										
Appeal of an Administrative Decision	14.8	N	D	A-PM	A-PM	N	Y	N	N	N	Y
Modification to Previous Approvals	14.10										
Modification to a Non-Subdivision	14.10.2	N	D	A-PM	-	N	N	N	N	N	N
Modification to a Plat - Insignificant	14.10.3	P	R	-	D-PM	N	P	P	P	P	P
Modification to a Plat - Significant (Minor)	14.10.3	Y	R	-	D-PH	N	P	P	P	P	P
Modification to a Plat - Significant (Major)	14.10.3	Y	R	R-PH	D-PH	N	P	P	P	P	P
Modification to Administrative Approval	14.10.4	N	D/R	A/D	A	N	P	N	N	N	P
Modification to Quasi-Judicial Approval	14.10.5	P	D/R	P	P	P	P	P	P	P	P

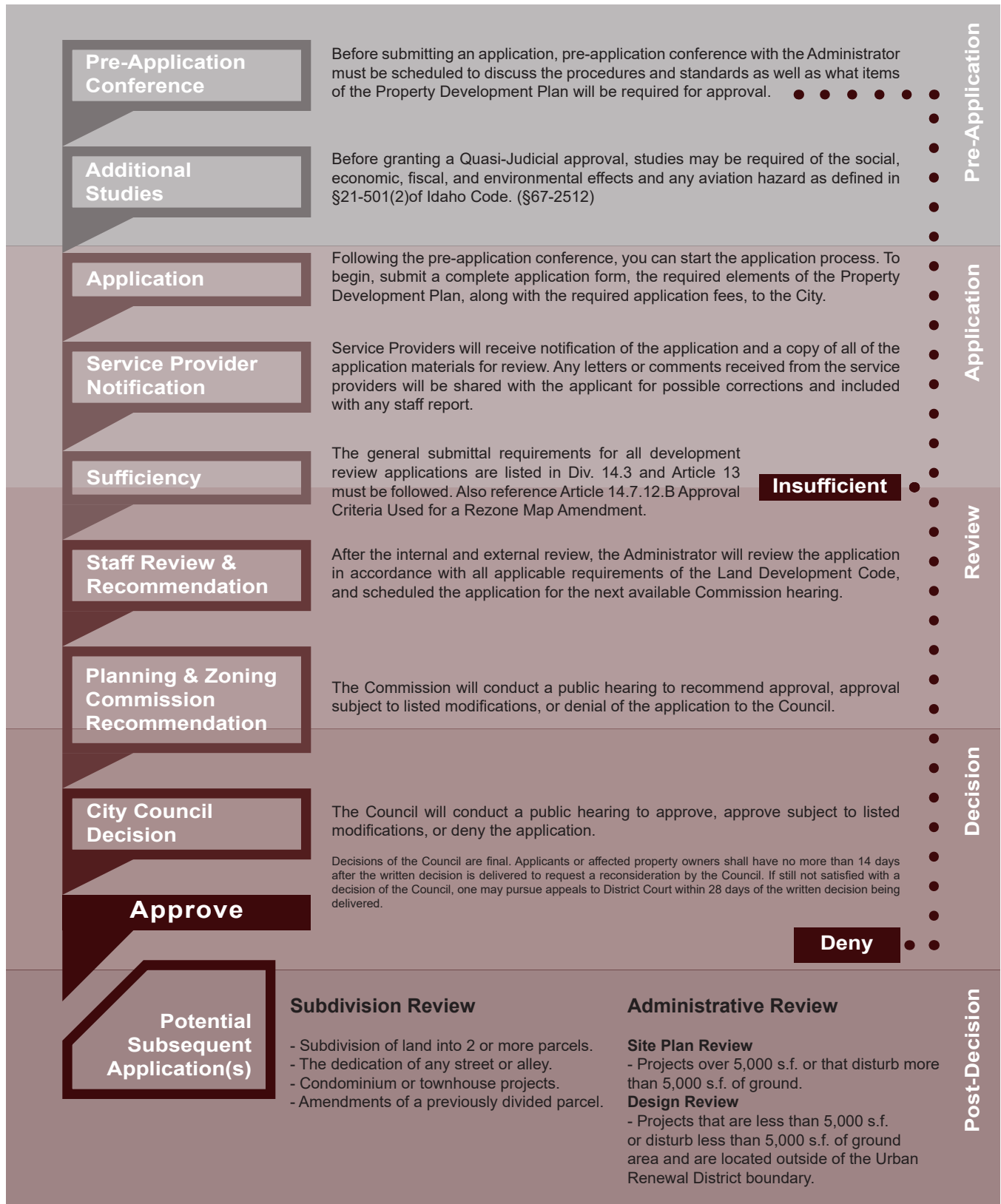
KEY: R = Review, Recommendation D = Decision A = Appeal PH = Public Hearing PM = Public Meeting
Y = Required N = Not Required P = Possible Depending on the Scope of Project



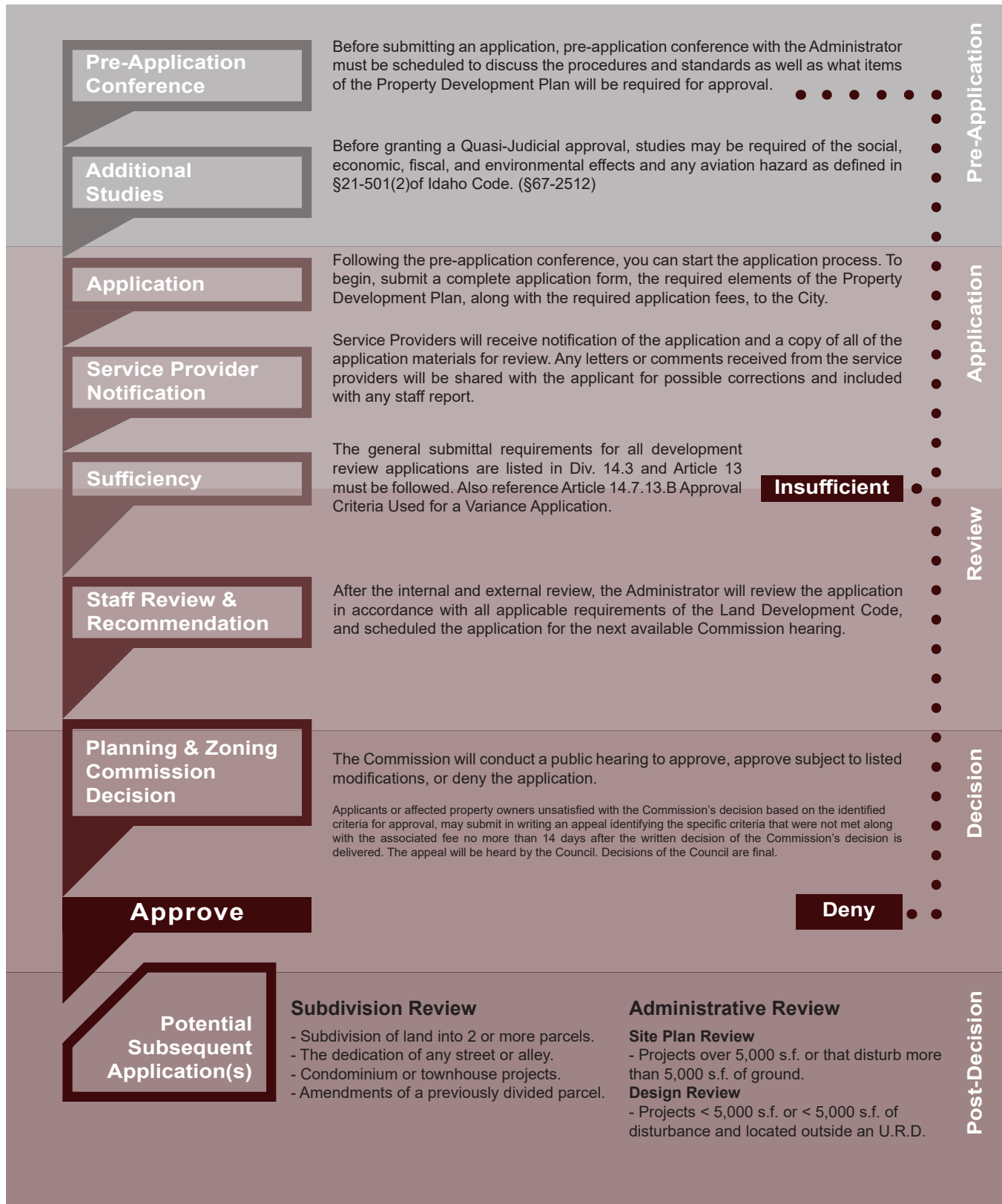
14.7.14 | This review is intended to provide standards and oversight to mitigate negative effects an annexation of land into the City limits may have on the public, neighborhood, or surrounding property owners. Any land that is added to the city by annexation must be added to the official zoning map, as required by I.C. 67-6525. Also, an annexation plat shall accompany all proposals for annexation. That plat may be strictly an annexation plat, showing the boundaries of the area to be added to the city, or it may be a plat associated with a Lot Split, Short Plat, or Full Plat, which shall be reviewed as required by this Title.



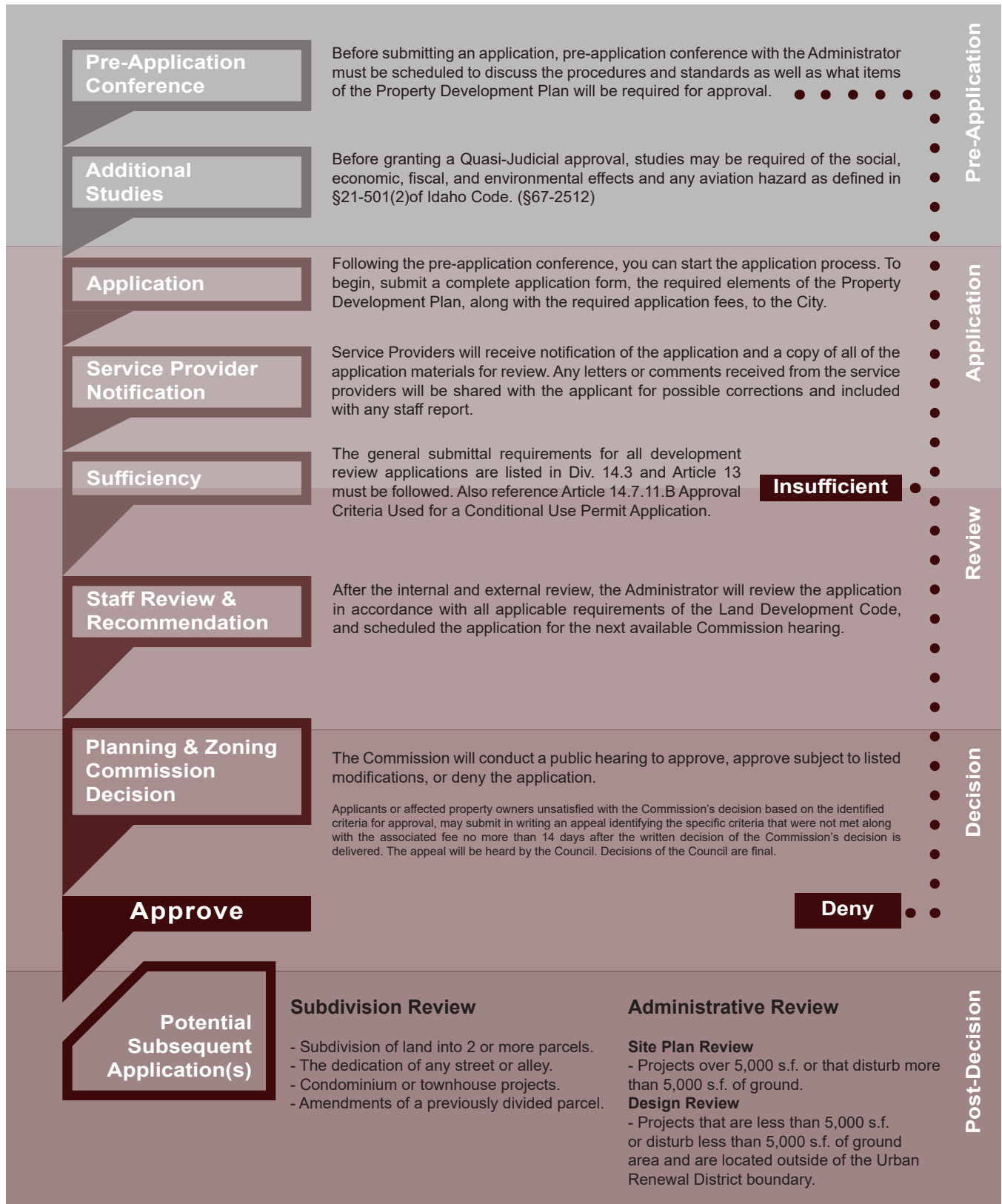
14.7.12 | This review is intended to provide standards and oversight to mitigate negative effects a change in zoning may have on the public, neighborhood, or surrounding property owners. Recommendations of the Commission and decisions of the Council shall be made a matter of public record in accordance with sections 67-6511, 67-6519 and 67-6535 of the Idaho Code.



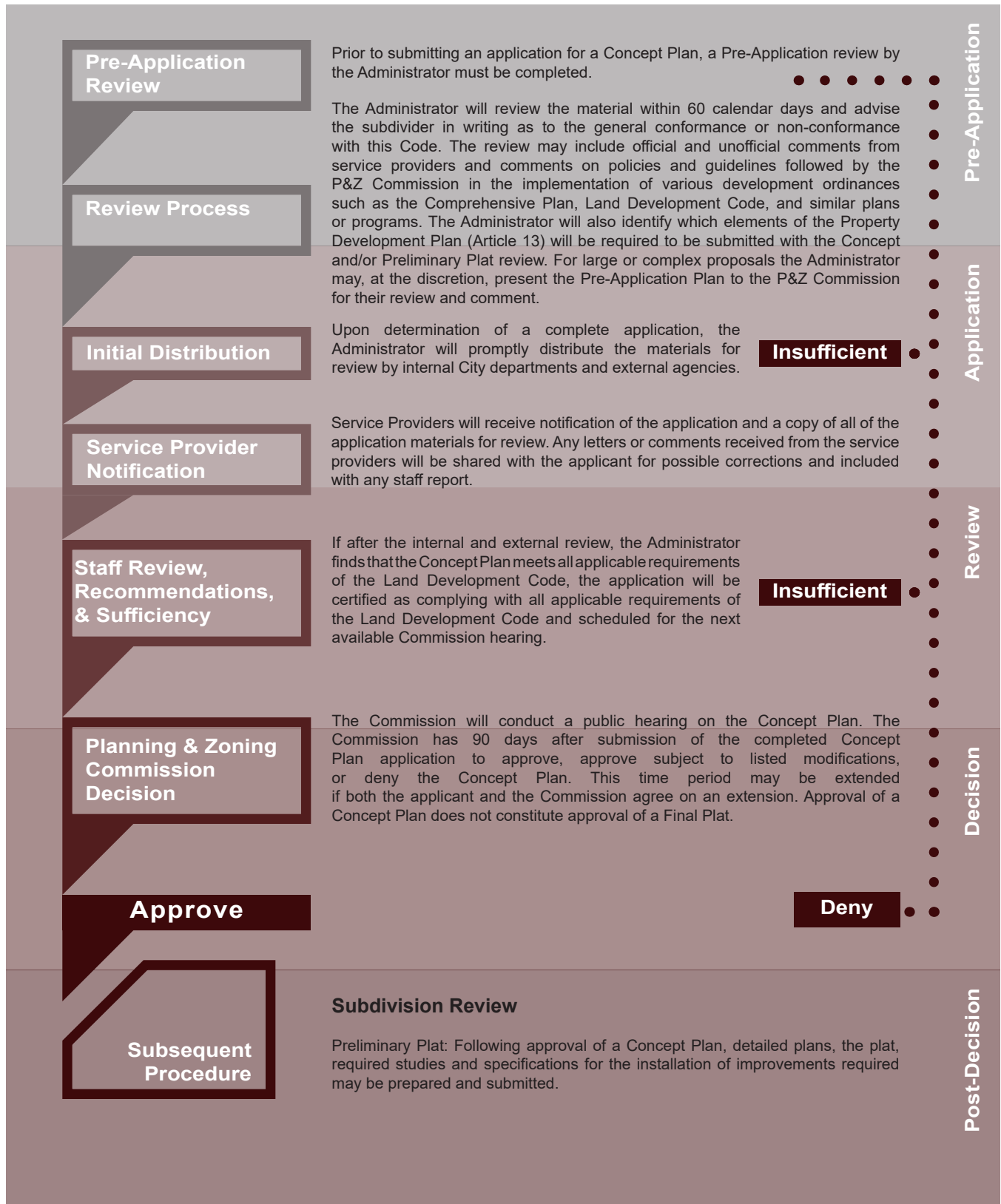
14.7.13 | Variances can only be approved if they are related to the zoning requirements of the Land Development Code, more specifically relating to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other ordinance provision affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots as outlined in Idaho State Code 67-6516.



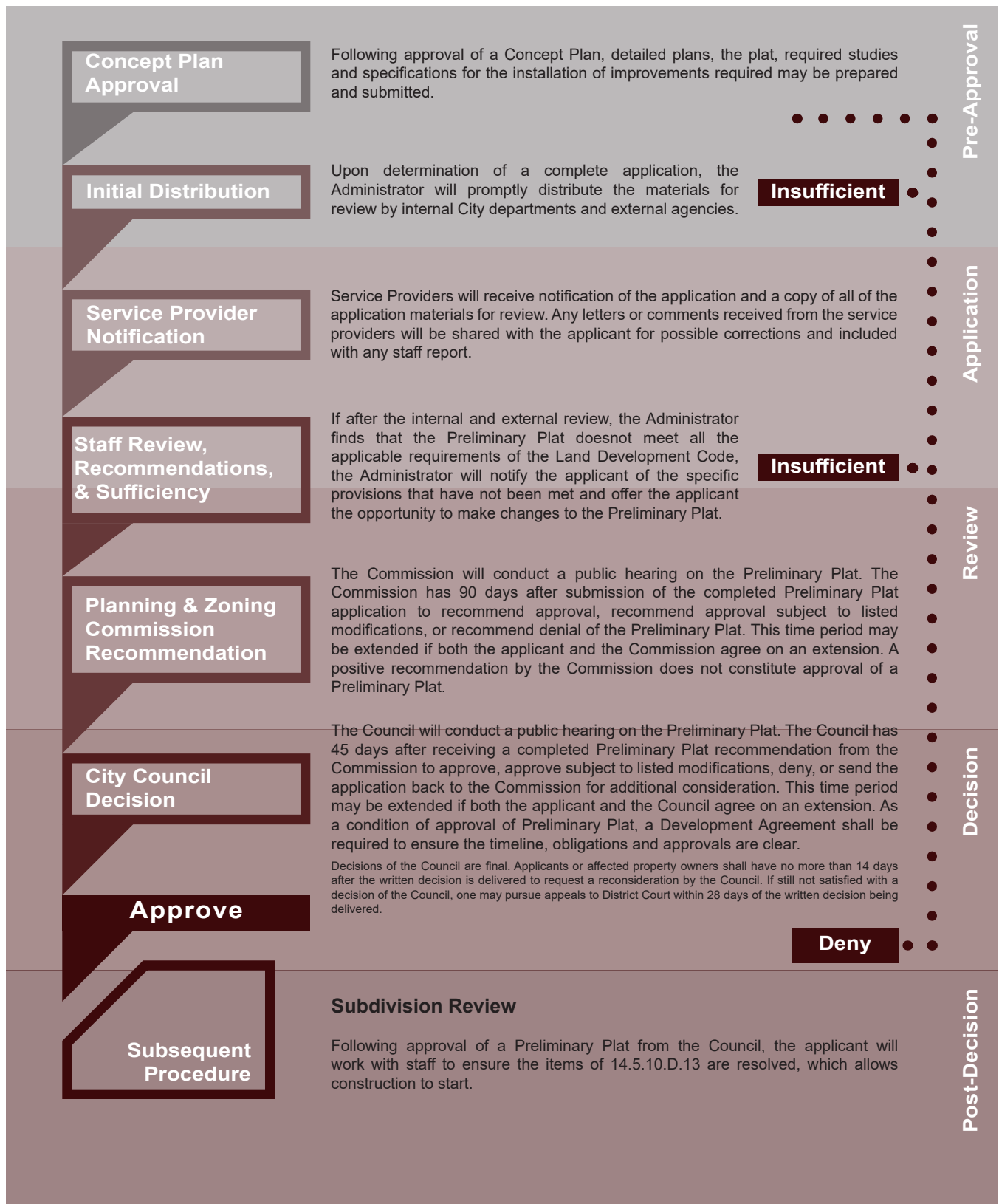
14.7.11 | A Conditional Use Permit can only be issued for the use identified in Article 10 as uses requiring a Conditional Use Permit. The intent is to provide standards and oversight to mitigate the effects these uses may have on the public and surrounding land owners.



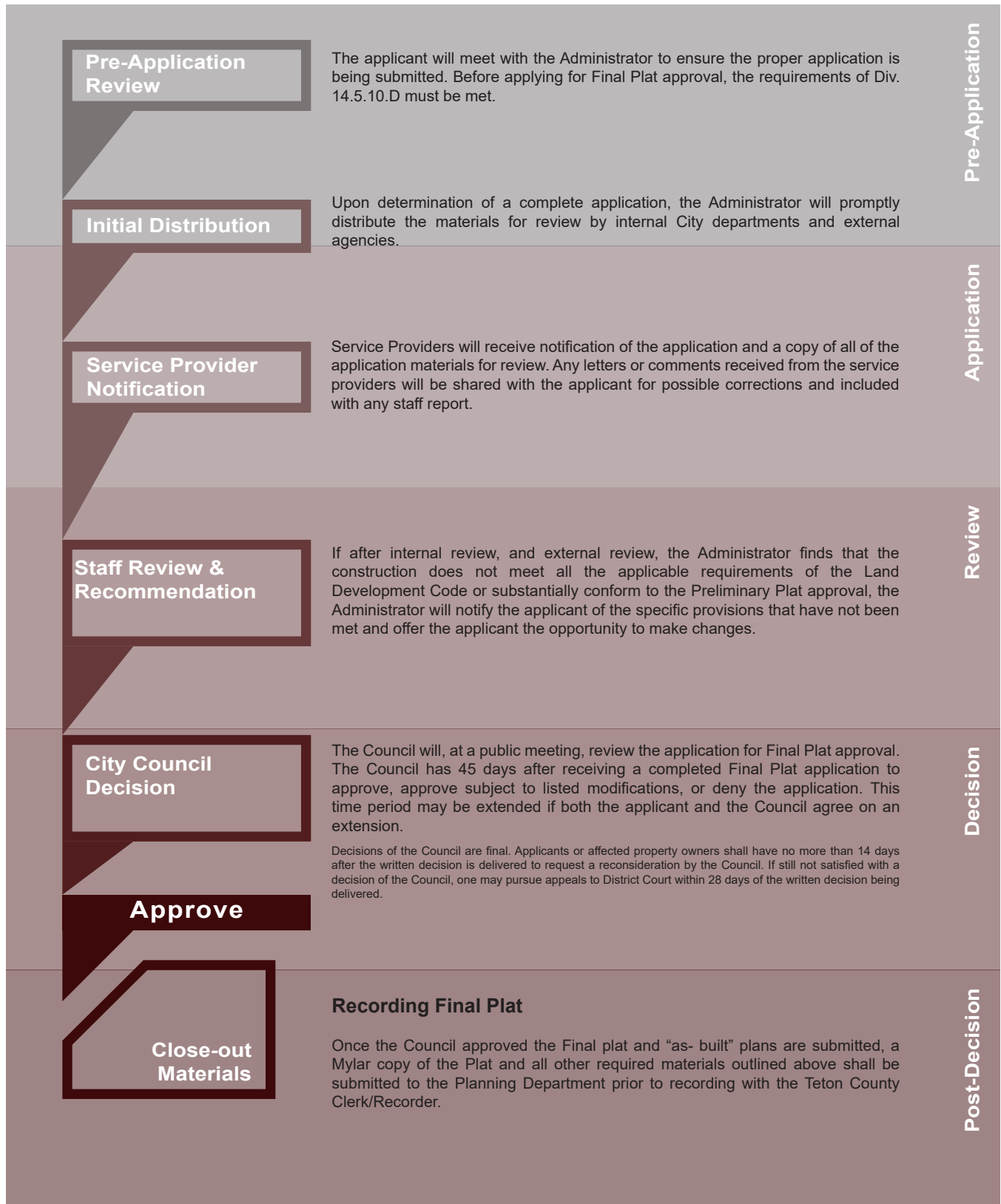
14.5.10 | A subdivision not considered a Short Plat in Sec. 14.5.9 above is considered a Full Plat. Additional requirements for Condominiums and Townhouses are found in Sec. 14.5.11 and 14.5.12. 1. Full Plat approval is a four-step process. The first step is a Pre-Application review by the Administrator, then Concept Plan approval from the Commission. Preliminary Plat approval comes from the Council, after a recommendation from the Commission. Finally, Final Plat approval is granted from the Council, after construction and inspection of the project.



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14.6.10 | Site Plan Review is required to ensure that all construction and development complies with the applicable requirements of the Land Development Code. The Administrator is the review authority except when, at the Administrator's discretion, Site Plans for projects over 5,000 square feet or that disturb more than 5,000 square feet of ground are forwarded to the Planning and Zoning Commission or Design Review Committee (Per 14.2.2) for review and decision during a public meeting.



14.6.11 | Per City Code Title 7 Ch 3, the Administrator is the review authority for projects that are less than 5,000 square feet or disturb less than 5,000 square feet of ground area and are located outside of the Urban Renewal District boundary. All other projects are forwarded to the Planning and Zoning Commission for review and decision during a public meeting. Design Review ensures that the requirements of the City of Victor Design Standards and Guidelines are met. The intent of design review is to ensure that the location, scale, and appearance of buildings, structures, and development of land shall preserve the desired character of the City of Victor.

