

BUYER TO VERIFY ALL DATA

Easements

There is a Pathway Easement that is 15' from the high water mark of Trail Creek. A developer would likely need to include development of a pathway as part of the zone change negotiation.

Power Line Easement (The City of Victor will allow parking in these areas) appx 100' from West Boundary.

Zoning Change

The City would likely support a zone change to CX/CC to support a grocery location, the City allows up to 20,000 SqFt.

Overlays

West Center St. Gateway Overlay (related to parking) (Title 10, Article 9 - 9.4 Victor LDC) ATTACHED.

Riparian Buffer 100' from Trail Creek High Water Mark or 50' from New Floodplain line (whichever is greater)

At grade development is allowed in this buffer (parking would be allowed. No structure in these buffers)

City of Victor Design Overlay (must obviously meet City of Victor Design Standards)

Parking

The City would require parking in the rear except for the aforementioned Powerline easement where parking would be allowed.

Floodplain

A LOMR is available from an adjacent property study.

Utilities

City Water & Sewer (impacted by lift station #2, a developer may need to pay their proportionate share to this lift station if development were to begin sooner than later).

Easier to pull utilities from Pole Canyon.

Access

Access from HWY 31 would be difficult.

Uses Not Allowed: No Gas Station

Public Comments: Rec Center!

941. Purpose

The purpose of the West Center Street Gateway Overlay is to facilitate West Center Street's function as a gateway into downtown Victor by permitting higher-intensity commercial development and a greater variety of housing types than the base zone allows while not replicating the intent and purpose of the downtown core and the CX and DX zones.

942 Established

The West Center Street Gateway Overlay is established using the Rezone Map Amendment process described in Article 14

943. District Boundaries

The overlay area consists of property on and near West Center Street within the NX - Neighborhood Mixed Use zone as identified on the official Zoning Map for the City of Victor, on file with the City Clerk.

944. Standards

Development within the West Center Street Gateway Overlay is subject to all other applicable provisions of this code.

945. Uses

The uses below are allowed as follows: P- Permitted, L- Limited, C- Conditional Use

A. Residential Uses

P	Single-family detached	Sec. 10.3.1.B
P	Two-family	Sec. 10.3.1.C
P	Single-family attached (2 units)	Sec. 10.3.1.D
P	Single-family attached (3 or 4 units)	Sec. 10.3.1.D
P	Single-family attached (5 or 6 units)	Sec. 10.3.1.D
P	Multi-family (3 or 4 units)	Sec. 10.3.1.E
P	Multi-family(5 or more units)	Sec. 10.3.1.E
P	Manufactured Home	Sec. 10.3.1.F

B. Civic and Public Uses

P	Club or lodge	Sec. 10.4.1.C
P	Museum, library	Sec. 10.4.1.D
P	Public use	Sec. 10.4.1.F
C	Trade or technical school	Sec. 10.4.1.G
P	School (K-12)	Sec. 10.4.1.H
P	Conservation area (up to 2 acres)	Sec. 10.4.2.C
P	Minor utilities	Sec. 10.4.3.A.1

C. Recreation

P	Dance, martial arts, music studio or classroom	Sec. 10.5.1.B
P	Gym, health spa, yoga studio	Sec. 10.5.1.C
P	Park, recreation field (up to 2 acres)	Sec. 10.5.2.C
C	Retreat Center	Sec. 10.5.4
C	Rental Cabins, Travel Trailers (RPTs), up to 5 units	Sec. 10.5.6
C	Rental Cabins, Travel Trailers (RPTs), more than 5 units	Sec. 10.5.6

D. Commercial

L	Family day care (6 or less)	Sec. 10.6.1.B/E
L	Group day care (7 to 12)	Sec. 10.6.1.C/E
L	Day care center (13 or more)	Sec. 10.6.1.D/E
P	All medical, except a Hospital	Sec. 10.6.2.A
P	All office, except Bail Bonds	Sec. 10.6.3.A
C	Call center	Sec. 10.6.3.C
P	Bed and breakfast (up to 6 rooms)	Sec. 10.6.4.B
P	Boutique hotel/motel (7 to 30 rooms)	Sec. 10.6.4.C
C	Hotel/motel (more than 30 rooms)	Sec. 10.6.4.D
L	Remote parking	Sec. 10.6.5.C
P	All personal service, except- Outdoor animal care	Sec. 10.6.6.A/B
P	All restaurants	Sec. 10.6.7.A
P	Retail establishment (up to 6,500 SF)	Sec. 10.6.8.A

C	Retail establishment (up to 20,000 SF)	Sec. 10.6.8.A
P	Convenience store without gas pumps	Sec. 10.6.8.D
C	Light vehicle/equipment	Sec. 10.6.9.B/D

E. Industrial

L	Craft shop	Sec. 10.7.2.B
C	Food and beverage processing, boutique (less than 3,000 SF)	Sec. 10.7.2.C
P	Food and beverage processing, boutique (3,000 SF or more)	Sec. 10.7.2.C
P	All research and development	Sec. 10.7.3.A
P	Amateur radio operator Tower	Sec. 10.7.8.B.
C	Building-mounted wireless-telecommunication facility	10.7.8.D.
C	Emergency Wireless Telecommunications Facility	Sec. 10.7.9.

F. Agriculture

C	Nursery	Sec. 10.8.2
L	Community garden	Sec. 10.8.3
L	Livestock keeping, chickens/ducks/rabbits/turkeys only	Sec. 10.8.6

G. Accessory

P	Accessory uses not otherwise listed below, as determined by the Planning and Zoning Administrator	Sec. 10.9
L	Accessory apartment, attached	Sec. 10.9.1
L	Backyard cottage	Sec. 10.9.2
C	Drive-thru facility	Sec. 10.9.3
P	Garden	Sec. 10.9.4
P	Greenhouse	Sec. 10.9.5
L	Home occupation	Sec. 10.9.6
L	Home business	Sec. 10.9.7
L	Home industry	Sec. 10.9.8
L	Outdoor dining	Sec. 10.9.9
L	Outdoor display	Sec. 10.9.10
P	Parking, on-site	Sec. 10.9.12

P	Solar panels, rainwater collection systems	Sec. 10.9.13
P	Wind Turbines	Sec. 10.9.14

H. Temporary

L	Temporary Portable Storage Containers	Sec 10.10.1
C	Temporary On-Site Rock Crushing	Sec 10.10.2

MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 3 NORTH, RANGE 45 EAST, AND TOWNSHIP 4 NORTH, RANGE 45 EAST.

3

TETON COUNTY
VICTOR

UNION PACIFIC

CORPORATE LIMITS

2

33

MAIN STREET

TETON COUNTY
UNINCORPORATED AREAS
160230

Trail

ZONE A

Creek

ZONE X

CITY OF VICTOR
160119

UNION PACIFIC

ZONE A

ZONE X

REVISED
AREA

Canal

JOINS PANEL 0143

Tonks

Legend

1% annual chance
(100-Year) Floodplain

1% annual chance
(100-Year) Floodway

0.2% annual chance
(500-Year) Floodplain



MAP SCALE 1" = 500'

250 0 500 FEET

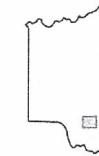
NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TETON COUNTY,
IDAHO AND
INCORPORATED AREAS

PANEL 141 OF 175



PANEL LOCATION

CONTAINS:

COMMUNITY

NUMBER

PANEL

SUFFIX

UNINCORPORATED AREAS
160230

0141

C

VICTOR, CITY OF
160119

0141

C

MAP NUMBER
16081C0141 C

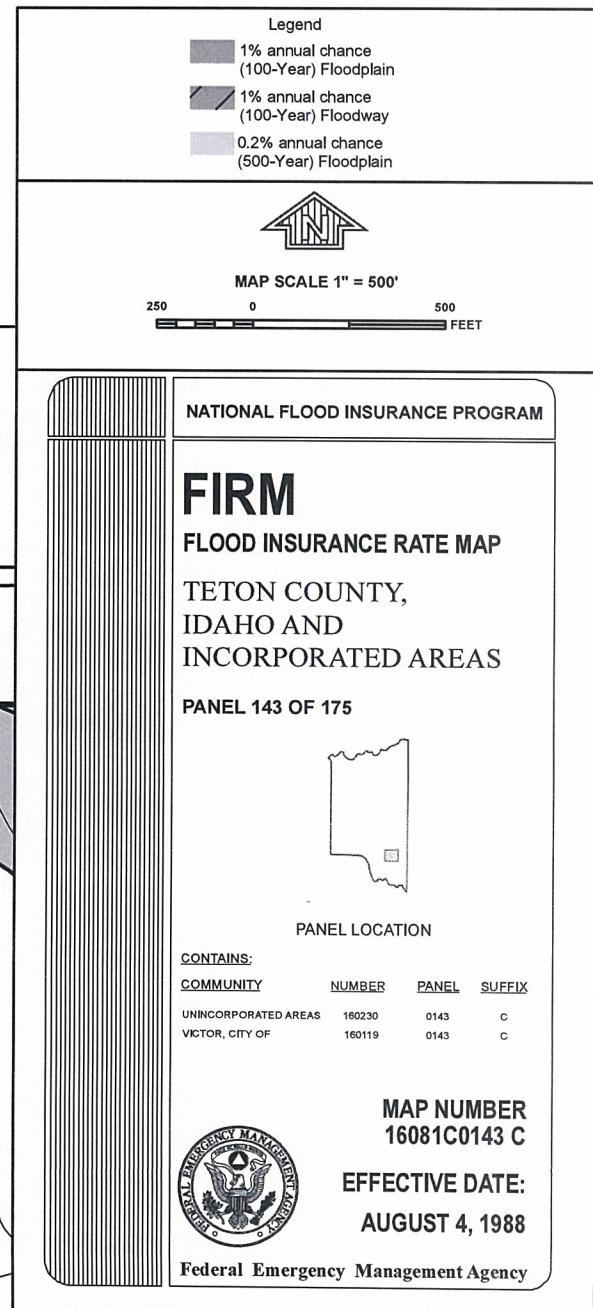
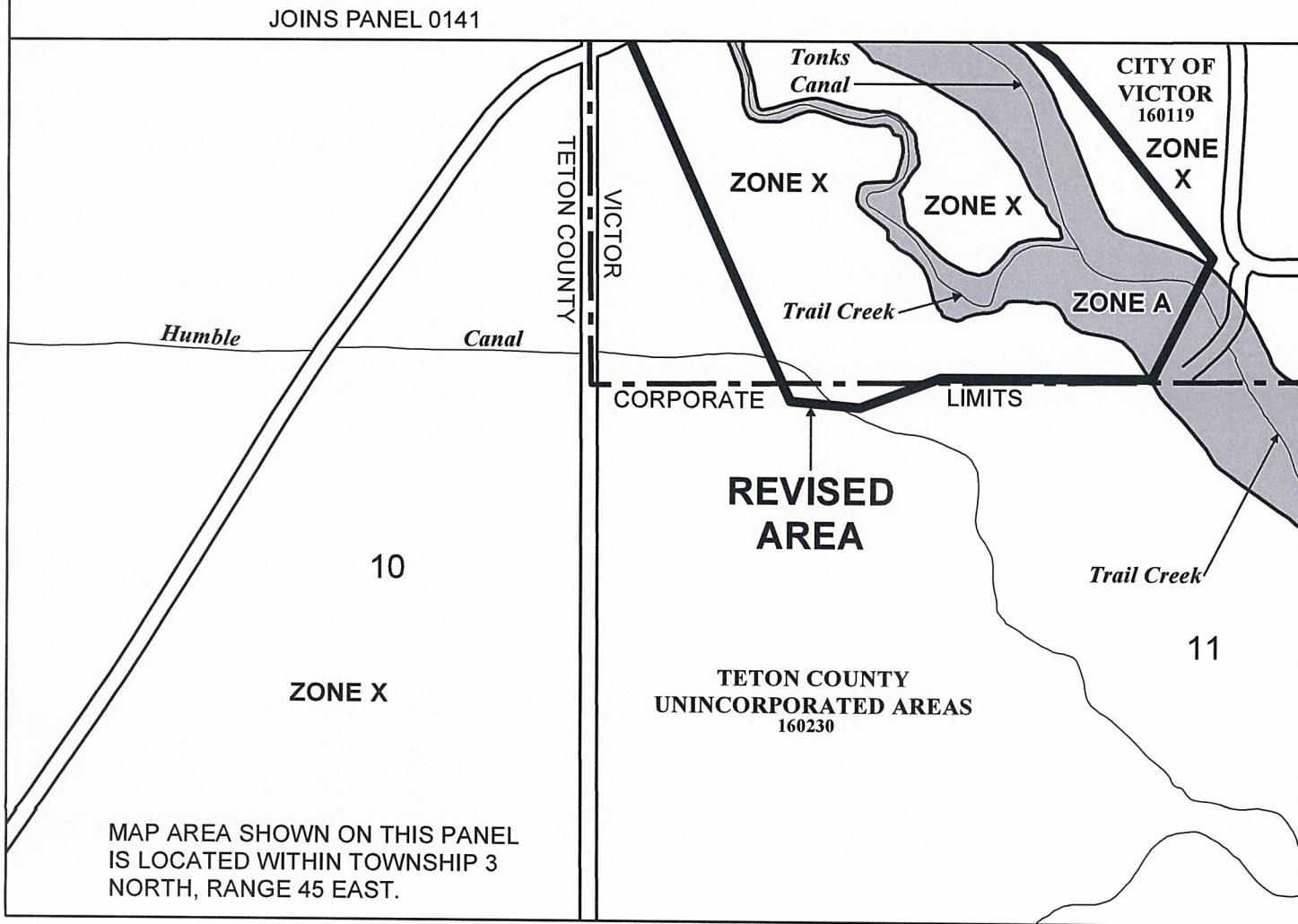
EFFECTIVE DATE:
AUGUST 4, 1988



Federal Emergency Management Agency

REVISED TO REFLECT
LOMR EFFECTIVE:
FEBRUARY 9, 2018

REVISED TO REFLECT
LOMR EFFECTIVE:
FEBRUARY 9, 2018





Federal Emergency Management Agency

Washington, D.C. 20472

September 22, 2017

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Jeff Potter
Mayor, City of Victor
32 Elm Street
P.O. Box 122
Victor, ID 83455

Dear Mayor Potter:

The Flood Insurance Rate Map for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Bothell, Washington, at (425) 487-4682, or the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/business/nfip>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map

cc: The Honorable Mark R. Ricks
Chairman, Teton County Board of Commissioners

Mr. Robert Heuseveldt
City Engineer
City of Victor

Ms. Mary Gibson
Planner
Teton County

Ms. Maureen O'Shea, CFM
State NFIP Coordinator
Idaho Department of Water Resources

Ms. Jennifer Zung, P.E.
Harmony Design and Engineering



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT**

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST	
COMMUNITY	City of Victor Teton County Idaho	NO PROJECT	HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS NEW TOPOGRAPHIC DATA	
	COMMUNITY NO.: 160119			
IDENTIFIER	Trail Creek Crossing	APPROXIMATE LATITUDE & LONGITUDE: 43.602, -111.111 SOURCE: Other DATUM: NAD 83		
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES		
TYPE: FIRM*	NO.: 16081C0141C	DATE: August 4, 1988	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT	
TYPE: FIRM	NO.: 16081C0143C	DATE: August 4, 1988		

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE(S) & REVISED REACH(ES)

Trail Creek - From the confluence with Tonks Canal to approximately 1,900 feet downstream

Tonks Canal - from the confluence with Trail Creek to approximately 700 feet downstream

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Trail Creek	Zone A	Zone A	NONE	YES
Tonks Canal	Zone A	Zone A	NONE	YES

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Patrick "Rick" F. Sacubit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 160230 **Name:** Unincorporated Areas of Teton County, Idaho

AFFECTED MAP PANELS	AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM NO.: 16081C0143C DATE: August 4, 1988	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Patrick "Rick" F. Sacbabit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Mark Carey
Director, Mitigation Division
Federal Emergency Management Agency, Region X
Federal Regional Center
130 228th Street, Southwest
Bothell, WA 98021-8627
(425) 487-4682

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at
https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Teton Valley News*
Dates: October 5, 2017 and October 12, 2017

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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