



Land Use Application

Date: 01/22/2025

Applicant / Owner

Applicant Name: Vanessa Larsen
 Address: 1208 W Highway 31
 City, State, Zip: Victor Idaho 83455
 Phone Number: 8014713406
 Email: vanessa@tetonvalleyresort.com

Owner: Randy Larsen
 Phone: 8017872141

Location

Site Address: 1208 W Highway 31
 City, State, Zip: Victor Idaho 83455
 Lot Size:

Parcels: RPB3N45E108202
 Current Zoning: REC: Parks and Recreation
 Proposed Zoning: REC: Parks and Recreation

Project Details

Type: Conditional Use Permit
 Annexation:
 Rezone:
 Variance:

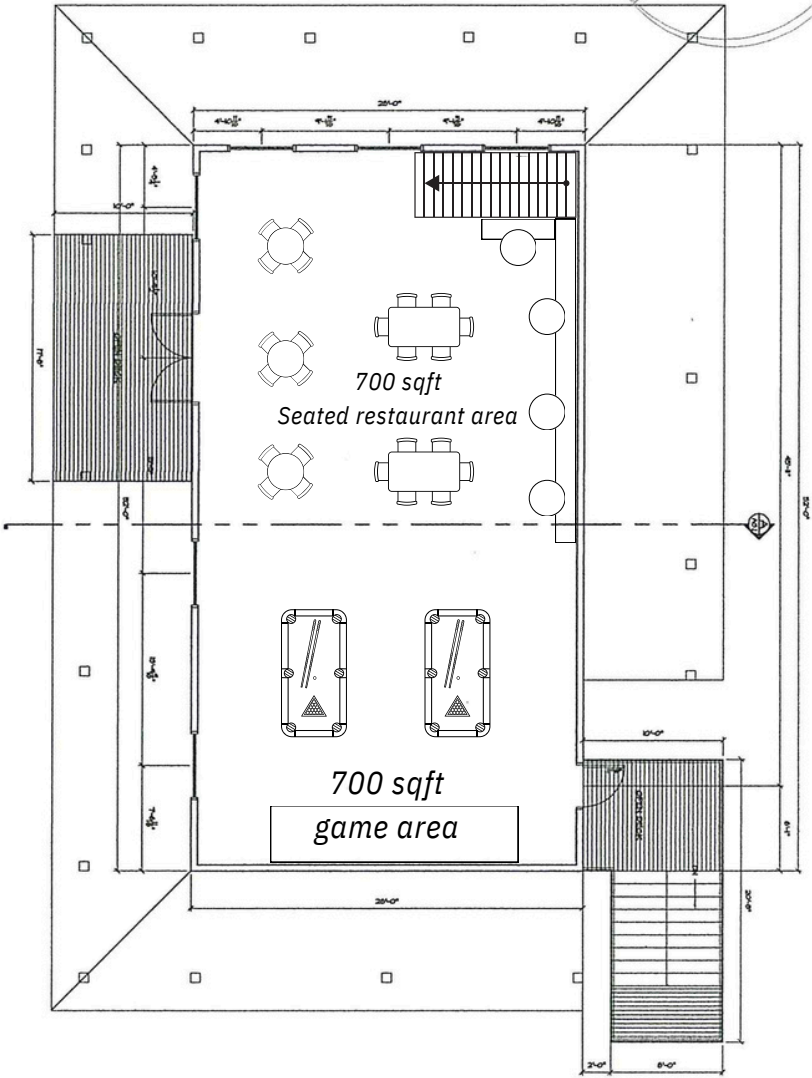
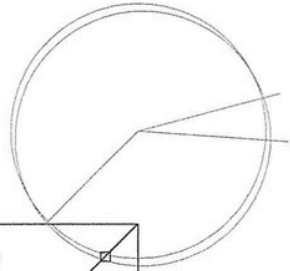
Conditional Use:
 Active Applications:
 Total Sales Tax: [Total Sales Tax]

Project Description: Reapplication for our accessory restaurant based on the purposed new text amendment of Title 10 Article 10.9.13.3 to expand our restaurant size.

I do hereby certify that the information contained herein is true and correct.

 Vanessa Larsen
 Name

 01/22/2025
 Date



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

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DRAWING NO. AL2 DATE: 10-14-17	PROJECT: VICTOR CLUBHOUSE VICTOR, IDAHO			



 The Mess Hall
Temporarily closed

Designated parking
for restaurant

Teton Valley Resort
4.7 (1082)
4-star hotel





Teton Valley Resort

Conditional Use Permit Accessory Restaurant Narrative

Teton Valley Resort is submitting a new conditional use permit application for our restaurant, #1332. This request focuses on expanding the existing accessory restaurant to include the second level of the building and the adjacent deck. Through this expansion, Teton Valley Resort seeks to increase seating and serving capacity, as well as provide a multi-purpose area for both local residents and on-site guests.

Expanding the dining area beyond the current 700 square feet will allow Teton Valley Resort to offer additional services to on-site guests such as a continental breakfast and mixed-use seating. Teton Valley Resort seeks to improve the amenities offered by the resort and believes that providing a continental breakfast will drive guests' satisfaction and traffic to the resort. Last year the resort saw over 12,000 guests that contributed to the local economy. The bolstering of current amenities ensures guests' satisfaction and creates new draws for guests looking to visit the valley.

The expansion also allows Teton Valley Resort to better serve both on-site guests and local residents by providing a casual dining restaurant and full bar under the recently required Resort City Liquor License, #39809. With the finished construction of the pedestrian walkway, Teton Valley Resort's vision is to provide a family-friendly restaurant for surrounding neighborhoods that has ample seating for both on-site guests and locals looking to utilize the resort's daily pool passes or play ping-pong while they grab a bite to eat. Expanding the serving area also means Teton Valley Resort can broaden its partnerships with local and regional non-profits by providing additional spaces for private events.

Teton Valley Resort believes that the new conditional use is complimentary and compatible to the comprehensive development plan of the City of Victor and will allow the resort to further quality employment opportunities for Victor residents. The hours of operation for the accessory restaurant would be from 7 am – 10 pm. Teton Valley Resort is committed to enforcing current resort quiet hours, 10 pm – 8 am, and ensuring noise ordinances are strictly observed. Parking for the restaurant shall remain the same as the previously approved conditional use permit. There is expected to be no glare, odor, fumes, or additional vibrations that can or could affect neighboring parcels of both agricultural and residential uses. The space expansion would abide by the occupancy limits as decided by the fire marshal.



B. Approval Criteria Used for a Conditional Use Permit Review

1. The use is in compliance with the requirements of Articles 3-7.

The use revision requested is in compliance with the requirements of Article 3-7.

2. The use is allowed as a conditional use in the respective zoning district and complies with the specific use standards listed in Article 10.

As defined by 10.5.4, revisions requested comply with the specific use standards listed in Article 10.

3. The use complies with the specific standards listed in Article 10 and conditions listed in Article 9, if any, without the granting of any variance.

The proposed revision complies with the specific standards listed in Article 10 and conditions listed in Article 9.

4. The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.

The proposed revision is in line with Teton Valley Resort's location, scale, site design, hours of operation and operating characteristics. Expanding the restaurants CUP to include the upstairs portion of the current building would allow Teton Valley Resort to better serve its guests and community members.

5. Any adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.

Teton Valley Resort will continue enforcing quiet hours on site from 10 pm to 8 am and ensure security during peak seasonal hours to ensure guest safety and mitigate disturbances to surrounding neighborhoods.

6. 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.

This proposed revision does impact The City and other service providers ability to provide sufficient public facilities and services.