



Planning & Zoning Commission
30 North Main Street
Paris, Idaho 83261
Phone: 435-946-2198

PLANNING & ZONING MEETING
January 20, 2021
Paris Courthouse Commissioner's Room
PARIS, ID.

ATTENDANCE: CHAIRMAN ALBERT JOHNSON
KRISTY CRANE -VICE CHAIRMAN
SEAN BARTSCHI
KAY BECK
DEVIN BOEHME
ROB SMITH
PATRICK REESE
MITCH POULSEN, ADMINISTRATOR
WAYNE DAVIDSON, SECRETARY

Chairman Johnson welcomes everyone at 7:00 pm and asks Patrick Reese to lead the pledge of allegiance.

No changes to the agenda.

Motion to accept the agenda as printed is made by Kristy Crane, seconded by Sean Bartschi, all in favor.

Motion to go into hearing for the **Aspen Creek Meadows Subdivision Phase 4.1** is made by Devin Boehme, seconded by Patrick Reese, all in favor.

Mitch explains how the hearing works and passes out the roll. We will hear from the applicant first than from the audience.

Bart McKinnon presents his plan, he started the project in 2004 and the infrastructure is still there. This is a continuation of what he started. Will bond it. Will need to install some water and sewer line and install gravel. There is already 72 lots in the subdivision. Sewer company is happy with him, has worked with them a lot.

Report by Mitch, he doesn't have payment for this application yet. The engineers looked at it and have a couple minor things to change. Mitch said he accidentally sent out the wrong zoom address in the publication.

From the audience, Mary Evalyn Kimble who lives on the South side of the subdivision and has concerns. They think there is enough building there that it now warrants some better planning.

for roads. They are land locked with only one road in and wants to see some planning for roads so it don't get worse. She signed a letter when they built, knowing emergency services might not get to them because of the poor quality of the private drive. She now wants another road to help her get out. Thinks since there are more people building there should be better roads.

Mitch said commissioner Jensen called about the wording on the plat stating the county would accept the roads on the plate. The commissioners do not want that statement on the plat any longer. There is no guarantee the county will accept the road, but the developer can apply to the commissioners at a later time. Bart explains his roads are built to county standards, and he plans on paving the roads.

Motion to leave the public hearing is made by Kristy Crane, seconded by Kay Beck, all in favor.

Mitch says the fees need to be paid., and the road dedication needs to be removed from the plat other than that it is in order. Mitch agrees that we should plan more for the roads.

Motion to accept the Aspen Creek Meadows Subdivision Phase 4.1 as presented is made by Devin Boehme, seconded by Patrick Reese, all in favor.

East side subdivision concept plan. Krista Klein presents. She wants to develop some land on the East side of the lake. Some on the shore and some on the hills East of the road. She points at the screen at the different parcels she would like to use. The lots on the hills will be 5 acres but smaller on the lake side. She has over 200 acres total. Different sized lots as it moves away from the lake. Wants to build "Echo Groovy", meaning they want to be energy efficient and passive efficient. They have a sewer system already there, but there isn't enough flow with the number of homes currently connected to make all four ponds functional. They have lots of capacity left in the sewer system. They could have other homes tie into their system as they develop it better, not sure. They would like more density on the beach and less on the hills. They would like one-way roads. Libby the architect speaking from zoom talks about the one-way road. She thinks it might be more friendly to have one-way roads and it slows down traffic. Would like it wider so there can be walking traffic too. Can move through the site better. Parcels A & C will be beach access, the others are further from the beach. They also own the marina on the lake there at East Shore subdivision. Idaho lands requires them to allow 50% of the slips available to the public. She is here to determine if they can move forward with the idea before they spend more money on the plat. If the board approves, they will move forward and prepare a better plat next time. A water line is in place, but they will need to run the sewer line if they can proceed.

After some discussion the board agrees with the basic idea of her concept plan. Krista says she will move forward with her plans.

Development fees were passed in 2007. People have questioned the cost for rezone, they can be high. Some can be \$1500 -\$2000 for application. Commissioner Jensen agrees that we don't need to make money on these, just cover costs of preparing the application which includes posting and mailings. Mitch says the costs are closer to \$500. Mitch says we could cut it back to be more reasonable. Most of the fees currently in place don't cover the cost incurred from the work done by Mitch with all the posting and mailings.

Motion to make the fees reflect the cost of the application expenses and change the fees for zoning and rezone applications to \$500 and cap it at \$2500, change variance applications to \$500, and remove the flood plain application, is made by Sean Bartschi, seconded by Patrick Reese, all in favor.

Election of officers, after discussion...

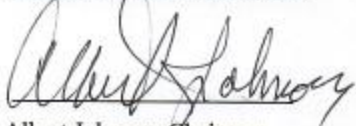
Motion to accept all officers as currently serving by acclamation is made by Devin Boehme, seconded by, Kay Beck, all in favor.

Old business

Motion to approve the minutes as printed is made by Patrick Reese, seconded by Devin Boehme, all in favor.

Motion to adjourn is made by Kristy Crane, seconded by Sean Bartschi, all in favor at 8:12pm.

APPROVAL OF MINUTES:


Albert Johnson, Chairman

Feb. 17, 2021
Date