



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

PLANNING & ZONING MEETING
July 15, 2020
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

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Welcome by Chairman Albert Johnson at 7:01

- **Motion to approve the agenda is made by Devin Boehme seconded by Kristy Crane, all in favor.**
- **Motion to go into hearing for Kitty Louden rezone, is made by Kay Beck seconded by Patrick Reese, all in favor.**

Chairman Johnson explains we are here to hear the facts. The board are volunteers appointed by the commissioners to find facts try to determine the best for the county, their job is to receive information and present to the commissioners.

Mitch tells how to proceed in the hearing. This is a follow up from last month, it was tabled last month, so the applicant was given more time to prepare.

Kitty Loudon comes up to present. She thanks the board for their work. She goes to the TV screen to show how she would change her property to accommodate the required buffers. Would move the cabins back for the 50-foot buffer. She describes how her driveway would work. Says she has good line of sight on the highway, don't think her place would be a hazard for the traffic. Feels there is a need for this business, it's a good location. She feels her plan can be done right with an engineer. Wants to make it look nice for the community. Questions from the board, after last meeting, it appears that she received more sheds on the property? She says she didn't order it, but when she sold a shed the company brought another shed without her asking. So, it ended up in the same place. When the board tabled it last

the property and have it zoned commercial? Thinks the board is biased, thinks the board is in conspiracy with an abuse of power, negligence and more, and will present this to the commissioners. They think Kitty has received more sheds since last meeting and they complained to Mitch he said he'll take care of it. The neighbors have organized to fight this illegal board and abuse of power. State of Idaho don't

condone the breaking of the law. Additional five minutes are up, Chairman Johnson stops her. He says they aren't negligent since they haven't made a decision. Penny says they will get legal counsel to fight it.

Kristy says we are a quasi-judicial board and tries to gather information and determine what's best practice of the county. Chairman Johnson says he would rebut the accusations made against the board.

Linda Lynenwyner across the street from Kitty, has been there for about 50 years. Was shocked to see the sheds in the spring. Didn't buy this for a commercial business across the street. Sees it out of her window. If trees are planted they take years to grow and won't work much now. Is against it, the sheds are in the view of many of the neighbors.

Kitty is allowed to rebut, thinks this is a good venture for the area. She will be prepared for fires on her land not the neighbors. She says that not one additional building has come in since last meeting, Don't plan on selling the land. She questions if the neighbor can see her sheds from the kitchen window. Today watched the neighbor pull onto the road with a long trailer it was dangerous, her business would be no worse.

- **Motion to close the hearing** is made by Sean Bartschi seconded by Devin Boehme, all in favor.

Deliberation, can the board make the decision without a better plan? Mitch asked the attorney if Kitty could live on the property with a commercial zone, the answer is yes. What is the purpose of the vegetation buffer? Is it to hide the business or make it look nice? (A comment from the audience?) No, the board is in deliberation so they will talk about it in public. The vegetation is to make the commercial look better to the area. Ordinance specifies what kind of trees that need to be put in, size etc. Everyone is heard equally the board tries to hear everyone equal. The board don't have enough information to decide. How many hearings can there be before the board thinks it's enough? There needs to be new information for another hearing to be granted. Sean asks why this business is different from other home businesses like in home hair care. The ordinance is a little vague speaking to home businesses. This property is adjacent to other commercial property BLW has the golf course and the parking lot with garbage cans. Rob asks about the fire safety, has the fire chief been asked about this? All county agencies are notified about rezones. People loitering? Recreational does not preclude businesses, its' vague there has to be a balance. It's a quiet business not loud. If approved, it don't set a precedence for other businesses. Cannot be used for other commercial businesses. Need more information. They make a list of things for Kitty to get done before next meeting, Mitch has a list, some of the list is a scale drawing, talk to fire department, plans for signage,

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There will be two culverts to carry the water where the road crosses over, it will be parallel to the road for a while.

Devin Skinner says if there are smaller cans for the garbage there will be less mess from other people using it. A buffer could be there in the garbage area to help control the mess. Sean asks
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what is the deepest well in the area? Answer 132 feet but it stinks like sulfur. Most wells are 40 feet.

Denise Gilles, from the audience says, when people irrigate next to her it messes up her septic tank.

- **Motion to leave hearing** is made by Sean Bartschi seconded by Devin Boehme all in favor.

Deliberation: the garbage could be solved with buffer. Irrigation might be causing hardship on others. The county will probably adopt the new road. Could the road be done with less impact for future? Since it will probably be used for more development.

Lot 7 & 8 will the county stop them from using Cemetery road. They can use 7 & 8 on private road only no development beyond that since a county road can't be accessed on both sides of a lot.

- **Motion to accept Crowther preliminary plat** with the condition that the amendments to the plat as discussed are made and presented as a part of the final plat, made by Sean Bartschi, seconded by Kristy Crane, all in favor.
- **Motion to approve the minutes** from previous meeting as printed is made by Kay Beck. Seconded by Patrick Reese, all in favor.
- **Motion to adjourn** is made by Sean Bartschi, seconded by Devin Boehme, all in favor at 9:50 PM.

APPROVAL OF MINUTES:

Albert Johnson, Chairman

Date