



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

PLANNING & ZONING MEETING
May 19, 2021
Paris Courthouse Commissioner's Room
PARIS, ID.

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

Welcome by Chairman Johnson at 7:02 pm, and Rob Smith is asked to lead the pledge of allegiance.

There is one addition to the agenda Kathy Izatt has asked to be added and she was.

- **Motion to approve the agenda** as amended is made by Kristy Crane, seconded by Sean Bartschi all in favor.
- **Motion to go into a hearing for the Marilyn Crane Rezone** is made by Kay Beck, seconded by Patrick Reese, all in favor.

Annett Crane speaking for Marilyn Crane comes up to propose a rezone and lot split. They have about 5 acres and would like to split it into 1.25 acres and 3.75 acres. It's along Maple Rd. The rezone to would be rural community. Mitch says it meets all requirements of the rezone with road width etc.

No other comments for this hearing from the board or audience.

- **Motion to go out of hearing** is made by Sean Bartschi, seconded by Rob Smith, all in favor.
- **Motion to approve the Marilyn Crane Rezone** is made by Kristy Crane, seconded by Kay Beck, all in favor.
- **Motion to accept the Marilyn Crane lot split** is made by Patrick Reese, seconded by Sean Bartschi all in favor.

- **Motion to go into hearing for the Sage Hill preliminary plat** is made by Sean Bartschi, seconded by Kristy Crane, all in favor.

Krista Klein presents, they have 14 acres on the east side Greater East Shore on the beach. There is a sewer system already in place. They have 200 acres on the hill across the road not ready to develop now. Their plan will meet the density requirements on the beach if they keep the lots kind of small. Garbage would be handled similar to the other subdivisions on the East side, but will do what the county requires. They could make a space on the other side of the road for dumpsters, whatever works best. They will have beach access walking traffic only. They won't allow short term rentals. Will spell that out in the CC&Rs. Want to do something "Echo Groovy".

Comments and questions from the board. She answers with help from the architect on zoom. The homes built will be about 4000-5000 sq feet homes.

Mitch presents report. This was subdivision submitted before. The density wasn't going to work so they reworked that. The ordinance says they can have smaller lots with sewer and water, can be 1/2 acre. Now they plan on some small lots and some larger. Not sure what the county will require for the garbage location yet. Engineer says private roads not to exceed 5 lots. Full size county roads would take up too much space. If they are allowed to have smaller roads, they still must build the road built strong enough for emergency vehicles. What about the private drive that is only allowed two residences? This case there is one ownership, and the road is not a private drive. Private roads need to be 30' wide for the easement but 15' foot drivable surface. They could have parking across the East Shore Road and not have so much traffic inside the subdivision.

From the audience Mark Parker Fire Chief asks, Will there be parking? He says they need room for the trucks. And they need water for fire suppression. Answer, there is lots of space in the water tank maybe 1 million gallons for the homes and fire suppression. Krista said there will be no parking on the roads. From Zoom meeting Jim Ashworth owns property in BL Sands 2 asks is the sewer system there now? And is there sewer smells now. Answer, the sewer ponds are being used now since the 1970s. Will water system be big enough for the new homes? They have lots of hookups left. Becky Johnson for Fish & Game wants to talk about the other 200 acres across the road. There are lots of deer and she wants to talk about plans for the game animals. Interested in their future plans.

- **Motion to leave the hearing** is made by Sean Bartschi, seconded by Rob Smith all in favor.

Deliberation- the engineer's suggestions will be incorporated.

- **Motion to approve the Sage Hill preliminary plat** as presented with considerations for site parking and setbacks is made by Kristy Crane seconded by Patrick Reese all in favor.

Kathy Izatt is here because Vaughn Rasmussen, Bear Lake County Commissioner said she should talk to the board. She gives her history of work and has worked in P & Z in Utah and as a para legal. Wants to offer help to the board. She wants to talk about the Bailey project in St Charles the board worked on last month or so. Opens the ordinance and quotes and asks questions. Wants the board to make better policy and put it in the ordinance. She thinks things are arbitrary and capricious and will get the board in trouble. The board asks if she thinks we have done that. She says not yet that she knows. The board explains their hands are tied by the ordinance and they need to stick to the ordinance. She is concerned about no representation from St Charles City on the Bailey lot split. Were they contacted? Mitch says they were part of the mailing list, and they knew about what was going on. She asks about lot line adjustments. Wants the board to use clear words in the ordinance. Wants to know if the board would be part of a study group to review the ordinance. Board says that if the commissioners want them to do something they are


here to serve and would do it. Also, the board has spent considerable time reviewing the ordinance the last few years. As a news reporter she would like the same information sent to her as the board gets. Board agrees.

Work meeting Transportation plan. Mitch contacted Stephanie Bonnie and she said they don't have to be surveyed. But submit their ideas and see how it can work out. How much road work should be done as subdivisions are submitted? Not a lot of need to build roads in the past.

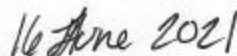
Old business

- **Motion to approve the minutes** from last month is made by Patrick Reese, seconded by Sean Bartschi, all in favor.
- **Motion to adjourn** the meeting is made by Sean Bartschi, seconded by Kristy Crane, all in favor at 9:22 pm.

APPROVAL OF MINUTES:



Albert Johnson, Chairman



Date