



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

PLANNING & ZONING MEETING
November 18, 2020
Paris Courthouse Commissioner's Room
PARIS, ID.

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

At 7pm Chairman Johnson asked Devin Boehme to lead the pledge of allegiance after which a general welcome was given.

- **Motion to approve the agenda** as printed is made by Sean Bartschi seconded by Devin Boehme, all in favor.
- **Motion to go into hearing for the Kitty Louden rezone** is made by Devin Boehme seconded by Patrick Reese all in favor.

Mitch explains this is the third hearing for Kitty each one before there was not enough information for the board to rule. She was told to gather more information and approvals. Chairman Johnson said the last two meetings much was discussed and many from the public were heard. The letters previously sent in were read and are noted, they do not need to "plow new ground"

Kitty comes forward to present her new additions to her rezone request. She had an engineering company do a study of the driveway approach. She shows the design, it's stamped by an engineer. It provides the dimensions needed by the state. Once work starts it will take about three days to finish here approach, also talked about a slow lane for the future. Kitty also showed the landscaping design to the board. It has a 50-foot buffer zone with vegetation. Plans on a fence around the place to be built a little at a time. Will put up a sign showing Lakeside Reality and Old Hickory sheds. Probably never more than 30 sheds. Plans on keeping the setbacks from the sides and back as required by the county to 5 feet. Has already planted lots of trees. Spoke with

the county fire chief about fire hydrants. Closest hydrant is about 300 feet from the south west corner. She says she has been in the county for most of her life. Plans on staying and making this a real business. Hopes the board will see the value in this business for the county. The board asks some questions.

From the audience.

Karen Sexton, representing the HOA from BLW has submitted a letter. If the property changes hands or if she dies will the zoning go away? Chairman Johnson says, "it's conditional".

No one else from the audience.

Kitty again, says the garbage dumpsters next to her make lots of noise in the morning. Also the parking lot is noisy with rowdy cars. On the golf course they mow in the early morning it's noisy. Coopers, the restaurant at the club house also has noise until late at night. Thinks her property is in a good area for commercial use, it's not so good as a residential because of the noise. The trees she has planted are irrigated. In past meetings she told the board she would not be furthering the business, but Kristy asks about some advertising. She said she didn't do any more advertising.

Motion to close the hearing is made by Kristy Crane, seconded by Sean Bartschi, all in favor.

Deliberation

There is no approval from the state HWY department yet, it is submitted to them. Where is the board on this? What about setbacks and spacing from each building. What about the two driveways onto the land now. The state HWY department thought she could keep the second access to her house since it's been there.

Mitch reads some conditions that might be good to require in this rezone:

- There will be a minimum of five(5) feet of spacing between each shed
- Each shed will be placed a minimum of five(5) feet from side and rear property lines while respecting the required fifty(50) foot buffer from the front property line.
- Maintain reasonable hours of operation (8:00 a.m. to 8:00 p.m.)
- Approval is specifically for the sales of garden sheds.
- Completion of access permit from Idaho Transportation Department
- Privacy fence 6' tall to be constructed on south and west property boundaries
- Number of sheds to be capped at 30

The conditional use should be specific for this type of business only. Anything else would cancel the conditional use.

- **Motion to approve a Conditional Rezone to Commercial for Kitty Louden with these conditions:**
 1. There will be a minimum of five(5) feet of spacing between each shed
 2. Each shed will be placed a minimum of five(5) feet from side and rear property lines while respecting the required fifty(50) foot buffer from the front property line.
 3. Maintain reasonable hours of operation (8:00 a.m. to 8:00 p.m.)

4. Approval is specifically for the sales of garden sheds.
5. Completion of access permit from Idaho Transportation Department
6. Privacy fence 6' tall to be constructed on south and west property boundaries
7. Number of sheds to be capped at 30

made by Sean Bartschi, seconded by Devin Boehme, all in favor.

Bylaws. Apparently, the bylaws were never voted on and adopted properly before. The board has been working under the bylaws as if they were adopted. So to correct the issue the board should formally adopt the bylaws with a motion. The board would like to see a copy of these by laws before they vote on them. Since no one had a current copy of the bylaws at the meeting, they will have to approve them next month.

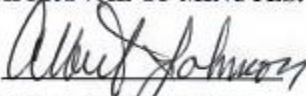
Work meeting. Some discussion about term limits for chairman and vice chair. How long would be the terms. It would take another public hearing to change the term limits, so next time we want to change something we can put it in then.


Some masked guys in the audience wanted to speak. They were here last month about a subdivision up Fish Haven canyon. They are wanting to talk about sewer connections to the subdivision. Last month they were told to apply for a variance, and they will be on the agenda for November. They did not get the proper paperwork into Mitch in time for publication to be in this month's agenda. They want to know if there is anything else they need to submit. Mitch helps them understand what they might need.

Last month's minutes had a mistake, it will be corrected.

- **Motion to approve the last month's** minutes as amended is made by Kristy Crane, seconded by Devin Boehme, all in favor.
- **Motion to adjourn the meeting** is made by Devin Boehme seconded by Sean Bartschi, all in favor at 8:37 pm.

APPROVAL OF MINUTES:


Albert Johnson, Chairman


Date