



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

PLANNING & ZONING MEETING
August 18, 2021
Paris Courthouse Commissioner's Room
PARIS, ID.

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

Welcome by Chairman Johnson at 7:01 pm. Pledge of allegiance is led by Kristy Crane.

We have a quorum, with Rob Smith on Zoom a couple others should be coming.
The 7 Mile Subdivision is off the agenda tonight. Tom Morgan wanted more time to prepare.

- **Motion to accept the agenda** as printed is made by Kristy Crane, seconded by Patrick Reese, all in favor.

The board will work on the quicker things on the agenda to allow some people to go home without waiting so long.

- **Motion to go into hearing for the David Hymas Rezone** is made by Patrick Reese, seconded by Kristy Crane, all in favor.

Mitch explains for all hearings this evening we'll follow the same format.

Mitch explains that David Hymas is asking to split off an acer for building on. It does meet the Rural Community Rezone requirements.
There are no comments from the audience.

- **Motion to go out of David Hymas hearing** is made by Kristy Crane, seconded by Patrick Reese, all in favor.
- **Motion to approve the David Hymas rezone** to Rural Community is made by Kristy Crane, seconded by Patrick Reese, all in favor.

Page 2-Bear Lake Planning & Zoning meeting- August 18, 2021

- **Motion to approve the lot split for David Hymas** is made by Patrick Reese, seconded by Kristy Crane all in favor.

- **Motion to go into hearing for Merrill Kunz Rezone #1** is made by Kristy Crane, seconded by Devin Boehme, all in favor.

Beth Colman speaks, she has 2.5 acers near Wardborrow off of Dingle Road. They had some of the old roads on the land vacated now she wants it changed to residential.
No comments from the audience.

- **Motion to go out of Merrill Kunz Rezone #1 hearing** is made by Devin Boehme, seconded by Kristy Crane, all in favor.

- **Motion to accept the Merrill Kunze Rezone #1** as presented is made by Devin Boehme, seconded by Patrick Reese, all in favor.

- **Motion to go into hearing for Merrill Kunz Rezone #2** is made by Patrick Reese, seconded by Devin Boehme, all in favor.

Beth Colman says they have more land in family near Wardborrow wants to split the lot. Mitch says it fits the requirements for the rezone.

- **Motion to close the Merrill Kunz Rezone #2 hearing** is made by Devin Boehme, seconded by Patrick Reese, all in favor.

- **Motion to accept the Merrill Kunz Rezone #2** is made by Kristy Crane, seconded by Patrick Reese, all in favor.

- **Motion to accept the lot split for Merrill Kunz #1** is made by Patrick Reese, seconded by Devin Boehme, all in favor.

- **Motion to accept the lot split for Merrill Kunz #2** is made by Devin Boehme, seconded by Kristy Crane, all in favor.

- **Deworth Williams lot split** does not need a hearing, it's just a lot split. Board talks about the place and size of the land in question. It's near Fish Haven along HWY 89 about 5 acers. There is no one here to explain it. The board has questions about their ideas and intentions.

- **Motion to table the Deworth Williams lot split** until more information is received is made by Kristy Cane, seconded by Devin Boehme, all in favor.

Page 3-Bear Lake Planning & Zoning meeting- August 18, 2021

- **Motion to go into hearing for Krista Klein East Shore Amendment** is made by Patrick Reese, seconded by Devin Boehme, all in favor.

Krista talks about the East Shore Subdivision. There is a lot on SW corner of the subdivision, and it wasn't included in the subdivision before. Now they would like to include it with the subdivision. This way it can be sold as a lot. It will be one lot added to the subdivision. They will amend the plat to include this lot in the subdivision. Mitch says this is straight forward already since they have the infrastructure. The engineer reviewed it and agreed it's good. No problems. No comments from the audience.

- **Motion to close the Krista Klein East Shore Amendment hearing** is made by Devin Boehme, seconded by Kristy Crane, all in favor.
- **Motion to approve the Krista Klein amendment to the East Shore Subdivision as presented** is made by Kristy Crane, seconded by Patrick Reese, all in favor.

- **Motion to go into hearing for Gabe Lleras/ Reserve Phase 7, 21** made by Devin Boehme, seconded by Kristy Crane, all in favor.

Gabe a manager in the reserve speaks and hands out maps. Gives details this is another phase in the Reserve. It was 21 lots, and it was platted in 2008, about 17 acers next to phase 6. Single family homes as platted years ago. No high density in this area. Lot sizes from .5 acers to 1.4 acers. From the audience Ed Izatt from Fish Haven asks do we have the extra access in and out? Gabe says yes, they are planning another access from phase 8. No other questions

- **Motion to go out of hearing for Gabe Lleras Reserve Phase 7** is made by Kristy Crane, seconded by Devin Boehme, all in favor.

Mitch says everything is in order.

From Zoom Kary Jacob owns a lot near the new phase. When he bought it he thought this land would be common area. Asks about building envelope. Turns out he was talking about the wrong phase. That will come up later.

- **Motion to approve Gabe Lleras / Reserve phase 7** as presented is made by Patrick Reese, seconded by Kristy Crane, all in favor.

- **Motion to go into hearing for The Knoll at the Reserve** is made by Kristy Crane, seconded by Devin Boehme all in favor.

This is for single homes 8 lots. They started thinking they would divide for condos. They had some common space on land that isn't buildable. Now they will include that common space in the larger lots and build homes instead of condos. They will not allow people to build in the steep area. It's 30 acers. So Jacob who spoke earlier will have some space. It will be only 8 lots. Not 16 town homes. Question from Rob Smith, why did they get rid of the common space and put it into lots. Answer that common ground really is not buildable since it's pretty steep. So those who buy them can have them for their use.

Comment from Kary if it stays unusable where they guarantee that no one can build on the open space he is okay. Question from Wayne, how will they guarantee they won't forget and allow

Page 4-Bear Lake Planning & Zoning meeting- August 18, 2021

someone to build? Gary McKee, speaking for the Reserve, says on the larger lots the building envelope space will be defined and will keep people in the right space.
No more comments.

- **Motion to go out of hearing for The Knoll at the Reserve** is made by Patrick Reese, seconded by Devin Boehme, all in favor.
- **Motion to approve The Knoll at the Reserve** with the requirement for the building envelope defined made by Kristy Crane, seconded by Patrick Reese, all in favor.

Action Items, Spencer Bailey, rezone near ST Charles. Question from the lawyer is; can Spencer call it his residence?. If not, it will need a rezone. Patrick asks can someone do laundry in his house? Spencer on Zoom says he was using it before, now is it considered commercial. He doesn't live there now full time. And might not later. Still wants to use it for commercial purposes storage and more laundry.

Discussion on is it commercial. Spencer wants it to be commercial. Can the board make it conditional rezone stating just what it's for? Spencer on zoom is willing to work under the parameters for his short-term rental needs. Mitch explains that we need to do this for future possibilities. If the owner sells, it will still be zoned commercial. If the business changes or goes away the property stays commercial. Would have to rezone to build a house. Rob from zoom has some questions. When do we entertain conditional use? Albert says we take into consideration the people around. Board members on both sides, since in this case the cart is before the horse with Spencer installing the business before being rezoned. Now do we allow it? This is not going to be retail. Our ordinances have a wide definition of commercial, speaking to profit and services. Spencer makes a plea to allow the business to remain. Albert says we have had STR problems before. Spencer's business is run better then some.

- **Motion to approve the conditional rezone to Commercial for Spencer Bailey** specifically defining the use for laundry and storage related to the property management business is made by Devin Boehme, seconded by Patrick Reese, all in favor.

Mitch will get this on the county commissioners' agenda. Mitch will communicate with Spencer.

- **Motion to approve the minutes** from last meeting is made by Kristy Crane seconded by Patrick Reese, all in favor.
- **Motion to adjourn** is made by Kristy Crane seconded Patrick Reese all in favor at 8:32pm.

APPROVAL OF MINUTES:


Albert Johnson, Chairman

11-17-21
Date