



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

PLANNING & ZONING MEETING
August 19, 2020
Paris Courthouse Commissioner's Room
PARIS, ID.

ATTENDANCE: CHAIRMAN ALBERT JOHNSON

KRISTY CRANE -VICE CHAIRMAN-Excused

SEAN BARTSCHI-Excused

KAY BECK

DEVIN BOEHME

ROB SMITH

PATRICK REESE

MITCH POULSEN, ADMINISTRATOR

WAYNE DAVIDSON, SECRETARY

Chairman Johnson starts the meeting at 7pm and welcomes those there.
Pledge of allegiance is led by Rob Smith.

- **Motion to approve the agenda as printed is made by Devin Boehme seconded by Kay Beck, all in favor.**

Brett Crowther final plat; changes have been made to the plat map since the last meeting and at the request of the board. Changed access to lot 4 and moved lot 3 so there is a buffer zone. He added into covenants and restrictions some description of the road, dump station, ditches, weeds, how to control these things and maintain them. Other notations have been made on the plat. Mitch asks if they will make the improvements before they submit the final plat, he said they will start in about ten days. Should be 3 weeks to finish.

- **Motion to recommend approval of the final plat is made by Patrick Reese seconded by Devin Boehme, all in favor.**

Aimee Strevay lot split; Mitch says they want to divide a lot in two, each about 2.14 acres, North of St Charles. This is a standard lot split close to sewer lagoons, along the highway. Everything is in order on her application. From the audience a man with land on the west in the Hirschi family group, says they are land locked and would like to get a road in there. Would like to plan for road access at some point. He hopes to get the board to require something with this lot split. Mitch responds that if they were doing a subdivision, they might require something, but the

county don't have the ability to do much with this case. Chairman Johnson suggests his people could buy some land and build the road themselves, and this is part of the land process.

- **Motion to approve Aimee Strevay lot split with approval from the Idaho Department of Transportation for the approach, is made by Devin Boehme, seconded by Kay Beck, all in favor.**

Richard Hanks lot split: This is on the East side of the lake, along the shore, south of Indian Creek. He wants to divide an acre from a piece that is about 5 acres. He had the septic system approved from the Health Department. But due to some issues with the slope of his land he was told by Jesse Anglesey from the health department, that he could have his septic system installed partly on his one acre and partly on his other land and have an easement showing it is there. The drain field for the septic system will have to go over onto the lot that this acer was divided from. The Board hasn't seen this before. Board asks why not divide off more and keep the septic on the same lot. Richard didn't think of that before. With the way the land is it works best to place the septic system there. Since he owns both pieces and an easement will be recorded with the county, and the health department approves, the board decides it may be okay. He has an access road. Power company can bring power over. Mitch says everything else on the application is in place.

- **Motion to approve the lot split for Richard Hanks as presented which includes the easement for the drain field onto adjacent property is made by Kay Beck, seconded by Patrick Reese, all in favor.**

Spencer Dailey, for Alan Arthur concept plan, hands out files to the board. He has as an interest in 18.6 acers up Fish Haven canyon next to the national forest. He runs Luxury Real Estate rentals, develops land but this is a first time for something this big. They want to divide the land into 8 residential lots with a club house, pool house, storage buildings and other structures. Will make this an in-house business they will rent themselves and not sell to the people. Mentions county road requirement of 60 foot and at Fish Haven canyon off of the highway the road is too narrow. Is it required by the developer to improve the roadway all the way up to the lots above? His frontage is 482 feet along the county road. Proposes a parking lot at the top so access could be there and let people get off the road. He then speaks about the sewer or septic system. It's 1.5 miles from the lake, but they are far from the sewer line and would have to dig up the road a lot. Wonders if the county can come halfway with the line or allow them to have septic systems? Thinks that most of the traffic is from people accessing the upper parts of the canyon and local people. They have a double sized water line coming from the Canyon Estates and want to drill some wells to provide enough water. They have cleared this with Rocky Mountain power. Do they have water rights for the homes? He isn't sure but thinks his partner has that answered. They will have a convention center or club house for the owners to use. One big issue is the width of the road all along. He says they have been here 5 years and they want to be good neighbors and stay here solving problems. He asks what his next steps are? The board tells him the sewer, water and road issues are the biggest things to solve. Spencer says he will proceed, and start getting answers and bring things back for a hearing.

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Work meeting Mitch says the campground ordinance hasn't been tested. A guy is trying to get something together, and the Corp of Engineers has restrictions and it shuts them down. Also, a preliminary plat for a Gene Brown subdivision on the North beach road is in the works. He receives many calls from people in the cities wanting to do all kinds of things. Things we haven't seen before. Kitty Louden has an engineer working on her approach design, but nothing is done yet. The engineer has been in contact with Mitch. It's apparent that she is still working and operating the business there even with two, stop work orders issued. Mitch is waiting to see what she will bring to the board.

- **Motion to approve the minutes from July is made by Devin Boehme seconded by Kay Beck, all in favor.**
- **Motion to adjourn is made by Kay Beck seconded by Rob Smith, all in favor at 8:46pm.**

APPROVAL OF MINUTES:


Albert Johnson, Chairman

10/21/2020
Date