



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

PLANNING & ZONING MEETING  
October 21, 2020  
Paris Courthouse Commissioner's Room  
PARIS, ID.

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

Chairman Johnson starts the meeting at 7pm and welcomes those there.  
Pledge of allegiance by Patrick Reese.

- **Motion** to approve the agenda as printed was made by Kristy Crane, seconded by Kay Beck, all in favor.
- **Motion** to go into hearing for the **Marie Hunt conditional use** is made by Kay Beck, seconded by Patrick Reese, all in favor.

This request is in the Montpelier impact area specifically in their M2 zone. But since it's outside of the city limits the county has jurisdiction. Applicant Marie Hunt tells what she wants to do and shows a map to the board. She wants to have a used car lot and bulk land scaping supply business. She has talked with the state HWY guys about the approach and they are good with it. She will create space for parking etc. There is water and well and power on the site. The board asks about ground water or seasonal water on the land. She said they do not have any real issues with water there. They are filling part of the lot with fill to create better space to operate on.

From the audience

Kathy Izzat from the news examiner wants the applicant to show on a map so she, Kathy, can tell the public what is happening. Marie goes to the screen and shows what they want to do. She points out were the car lot and the bulk landscaping would be located on the land.

The board asks, will she park cars that cannot be moved? No, they want to have cars that can be moved and sold. They don't want to leave cars like a junk yard.

**Page 2-BL P&Z October 21, 2020**

There is one person who mailed a letter to our administrator who intern sent it to the board. The letter basically said they didn't like the way it might look to have this type of business there.

The board decides the only real condition on the permit should be that the State Highway Department approve the access.

- **Motion to leave hearing** is made by Devin Boehme, seconded by Patrick Reese, all in favor.

In deliberation the board decides that this use fits the zoning for the county and Montpelier City. Montpelier City Planning Zoning had been contacted by Mitch Poulsen, and they agree that this fits their intent.

- **Motion to approve the conditional use for Marie Hunt with the condition that the state HWY approving the access** is made by Patrick Resse, seconded by Kristy Crane, all in favor.

When Marie receives the approval from the state highway department, she will send it to Mitch.

- **Motion to go into hearing for the rezone for Geraldine Simmons** is made by Devin Boehme, seconded by Kay Beck, all in favor.

Zac Crocket, a grandson of Geraldine, wants to rezone from AG to Rural Community some land about 1.5 acres in size. This land is on Half Mile Road in Georgetown. The piece in question is just outside the city limits of Georgetown. Doing this will leave Geraldine a one-acre lot where her house is now. The well and drain field will remain on Geraldine's land. Zac shows on the screen where they want to split off the land.

From the audience

Geraldine Simmons says she is in favor.

It meets the road width required and it is a regular maintained road.

- **Motion to close the hearing** is made by Kristy Crane, seconded by Devin Boehme, all in favor.
- **Motion to approve the Geraldine Simmons rezone to Rural Community** is made by Kay Beck, seconded by Patrick Reese.

Lot split for Geraldine Simmons is discussed. Since everything fits well for the rezone it also fits for the lot split.

- **Motion to approve the lot split for Geraldine Simmons** is made by Kristy Crane, seconded by Devin Boehme, all in favor.

**Trenton David** has 5.8 acres in Fish Haven that he accesses on a dirt driveway that he put in and others use it too. Wants to divide off for his mother 318 feet at bottom of lot. Wants to split 1 acer off and use same driveway to access it. He shows on the screen what he wants and what others have access to. If he gives his mother the bottom part she will own the drive way. He will legally deed a right of way to his mother and others who would use the road.

- **Motion to approve the lot split** is made by Devin Boehme, seconded by Kristy Crane, all in favor.

Discussion on the P & Z bylaws. Since Mitch couldn't be to the meeting we don't have an actual copy of the bylaws to review. The board would like to wait until next meeting so they have a copy of the bylaws to review.

- **Motion to wait until next month to see the bylaws before they approve them** is made by Kay Beck, seconded by Devin Boehme, all in favor.

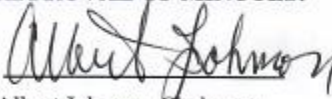
Old business, Alan Arthur wanted to be on agenda for this evening, and thought they were. Since he appeared before the board two months ago he asked if he could ask a few questions to help him move forward on his plans for a development. The board decided since he was there before it would be considered old business. They want answers so they can move forward. They have a list of five things the board wanted them to do before they come back, and they have most of those done. They have approval from the Health department. They want to put in a better septic system for each house then is required. Mostly they want to know if they can use septic systems on all of their land or will they need to connect to the sewer system since some of the land they want to develop is not 1.5 miles away from the lake.

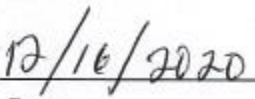
They ask where do they measure from and how do they determine where is the high water mark? If it's environmental worries they think they will be safer to have septic systems. If they put in a sewer line in the road for 8 homes they think it is worse.

They ask to be on the agenda for next month to answer how we measure 1.5 mile from lake, and if they need a variance or not to be allowed to use septic systems. They want to do the lot spit and septic system and preliminary plat at the same time if they can.

- **Motion to approve the minutes from August** is made by Kay Beck, seconded by Devin Boehme, all in favor.
- **Motion to adjourn** is made by Devin Boehme, seconded by Kristy Crane, all in favor at 8:14 pm.

**APPROVAL OF MINUTES:**

  
Albert Johnson, Chairman

  
Date



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

**MEMORANDUM**

**TO: BEAR LAKE COUNTY PLANNING & ZONING COMMISSION**  
Kristy Crane, Vice-Chairman, Bear Lake Planning & Zoning Commission  
Sean Bartschi, Bear Lake Planning & Zoning Commission  
Kay Beck, Bear Lake Planning & Zoning Commission  
Devin Boehme, Bear Lake Planning & Zoning Commission  
Rob Smith, Bear Lake Planning & Zoning Commission  
Patrick Reese, Bear Lake Planning & Zoning Commission  
Adam McKenzie, Bear Lake County Attorney  
Bear Lake County Board of Commissioners

**FROM:** Albert Johnson, Chairman, Bear Lake County Planning & Zoning Commission

**DATE:** Tuesday, October 13, 2020

**RE:** Bear Lake County Planning and Zoning Meeting

**The Bear Lake County Planning & Zoning Commission will hold its regular scheduled meeting on Wednesday, October 21, 2020 at 7:00 pm**

At the Bear Lake County Courthouse 30 N. Main Paris, Idaho.

**Public Hearings:**

Marie Hunt/ Conditional use for a used car lot and bulk landscaping business

Located at 25514 US Hwy 89 (parcel # 03944.04)

Geraldine Simmons rezone, located at 57 N. Half Mile Lane (parcel # 02625.04)

**Action Items**

- Approval of Agenda
- Trenton David/ Lot Split of one acre at 995 Hwy 89 Fish Haven Idaho
- Marie Hunt/ Conditional use for a used car and bulk landscaping business
- Geraldine Simmons rezone
- Geraldine Simmons lot split
- By-Laws
- Work meeting
- Old Business
- Approval of minutes
- Adjournment

If you need an accommodation under the Americans with Disabilities Act, contact the Bear Lake Planning & Zoning Commission at 435-946-2198. Please allow three working days for a response.