



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

PLANNING & ZONING MEETING
March 17, 2021
Paris Courthouse Commissioner's Room
PARIS, ID.

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

Chairman Johnson welcomes everyone at 7:02 pm and asks Sean Bartschi to lead the pledge of allegiance.

No changes to the agenda.

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

The Knoll Preliminary plat, Mitch explains rules for a hearing.

The person who wants to present for the Knoll plat isn't here, so we'll move down the agenda and hope he arrives soon.

Steve Heeder lot split. On zoom Steve explains this is his parents' lot they would like to split. Now the lots are divided running East and West. They want them divided so they run North and South. This will allow the house to be on the same lot with the well. The other piece will remain separate. Other properties in the area are oriented the same. There is power along the street. Any questions? None.

Mitch reports this is Bern rural community zone which allows it to go as small as 1 acre, each lot is one acre. Steve is not the owner but is acting for his parents. It's all in order.

- **Motion to approve the Steve Heeder lot split** is made by Sean Bartschi, seconded by Devin Boehme, all in favor.

- **Motion to go into hearing for the Knoll Preliminary Plat** is made by Kristy Crane, seconded by Patrick Reese, all in favor.

Nate Perry presents for the Knoll Preliminary Plat and hands out papers to the board. 2007 - 2009 they started the Reserve. Has original master plan for the Reserve and now the economy has grown, and they would like to expand and continue with their plan. They want 16 units on this lot, they will be town homes. This has been their plan from the beginning and have always told other property owners this was coming. They are planning on one other group of townhomes in another place that has this type of density. Distance between buildings will be 16-30 feet depending on the angle. They will be built as town homes and own the land below them. From the board questions.

Mitch explains it was approved from the beginning. There is some input from, Idaho lands no comments. Idaho DEQ is okay with it. They submitted separate CC&Rs Stephanie Bonnie signs off on it as well. Fire Chief Mark Parker submitted a letter, asking for information about firefighting, water, separation etc. Mitch will check into those things, Nate says their water system can meet all that now, and they answered the questions about separation. Comments from the audience.

In favor, none.

From Zoom a person who owns a lot in the BL RV park on the NE corner has a question. Will they be accessing from Cemetery Rd? RV park is wildlife reserve in the wintertime. Is there any restriction to traffic in the winter from the reserve? Nate said no they will be using the access from the reserve. Second the conservation wildlife easement, that's why they have bigger lots so wildlife can pass through and they will put in a drop fence to drop in the winter.

Nate says they have tried to have good detail in their plan.

Mark Parker fire marshal is there short-term rentals? They do allow it, now 60-70 are renting out now, they do not allow any parking on the street. There is enough parking on the lots. They have been working with rentals for a while. They also have an extra parking lot at the gate to allow extra parking.

- **Motion to go out of hearing** is made by Devin Boehme, seconded by Kay Beck, all in favor.

Deliberation, no real hurdles, no reason to not approve.

- **Motion to approve the Knoll Preliminary Plat** is made by Sean Bartschi, seconded by Patrick Reese, all in favor.

Spencer Bailey presents, his request for lot splits in Fish Haven Canyon. They had first come with other plans, after they looked at sewer costs, they decided to forgo the plan for a subdivision. Now they want to split the lot and build a residence. Asked the commissioners if the county can plow Fish Haven Canyon road a little further to get to them. They agreed to trade the county with a parking lot and turnaround which Spencer will build. Will benefit both.

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They have electrical and water. They had a perk test done with the Health Department it was approved for a single house.

- **Motion to approve the Spencer Bailey- lot split #2, at 1552 Fish Haven Canyon Rd** is made by Kristy Crane, seconded by Devin Boehme all in favor.

Next lot split, they own several pieces in that are in close proximity one piece next to them is an illegal lot split. This piece is in the county. Now he wants to get it all fixed so he can use it.

Wants to split the shop from the house which are on one lot now and will access it with a new access. Will make a lot line adjustment to change some of the sizes. Wants to split the house off and move a property line will end up with three lots. It's discussed that the lot with the illegal lot split can be made legal, **(Lot Split #1- 265 N Deer Dr.)** it's in a zone that fits for the lot.

- **Motion to lift illegal lot split** is made by Devin Boehme, seconded by Patrick Reese, all in favor.
- **Motion to approve lot split for Spencer Bailey- Lot Split #3, at 80 Green Canyon Rd** is made by Kay Beck, seconded by Sean Bartschi all in favor.

Old business: Short term rental is still an issue in the county with increased traffic and garbage.

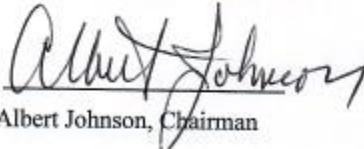
Next time the board will come prepared to discuss about what types of businesses can be allowed on the beach? There is interest by people to develop along the lake, but they are having trouble with wetlands, also department of transportation has been restricting some approaches.

Last month commissioners did not pass a rezone the P & Z board approved. Now the owner wants to pull that application. Wonders if he can get his money back that he paid for the application.

No one had the minutes with them from last month's meeting so the approval of minutes from purlins February will be next month.

- **Motion to adjourn** the meeting was made by Kay Beck, seconded by Devin Boehme, all in favor at 8:04 pm.

APPROVAL OF MINUTES:


Albert Johnson, Chairman

4/21/21
Date



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

TO: BEAR LAKE COUNTY PLANNING & ZONING COMMISSION

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

DATE: Tuesday, March 9, 2021

RE: Bear Lake County Planning and Zoning Meeting

3/11/21 Amended to include Spencer Bailey and Steven Heeder's lot splits.

The Bear Lake County Planning & Zoning Commission will hold its regular scheduled meeting on Wednesday, March 17, 2021 at 7:00 pm

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

This meeting will also be available electronically using the "zoom" platform at the following URL:

Join Zoom Meeting

<https://us02web.zoom.us/j/83958246410>

Meeting ID: 839 5824 6410

Public Hearings: The Knoll Preliminary Plat - Township 16S Range 43E. Section 11

Action Items

1. Approval of Agenda
2. The Knoll Preliminary Plat - Township 16S Range 43E. Section 11
3. Spencer Bailey / lot split #1 - 265 N Deer Dr.
4. Spencer Bailey / lot split #2 - 1552 Fish Haven Canyon Rd
5. Spencer Bailey / lot split #3 - 80 Green Canyon Rd
6. Steven Heeder / lot split - 228 1st West Bern
7. Work meeting
8. Old Business
9. Approval of minutes
10. 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.