



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

**PLANNING & ZONING MEETING**  
**April 20, 2022**  
**Paris Courthouse Commissioner's Room**  
**PARIS, ID.**

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

Chairman Johnson began the meeting at 7:01 pm.  
Pledge of allegiance led by Rob Smith

No corrections are needed for the agenda.

- **Motion to approve the agenda** is made by Kristy Crane, Seconded by Patrick Reese, all in favor.

**Election of officers.** Albert is willing to continue serving as chairman if the board approves.

- Kristy Crane nominates Albert Johnson as chairman of the Planning and Zoning board, all in favor.
- Rob Smith nominates Kristy Crane as vice chairman of the Planning and Zoning Board, all in favor.

Paul Peterson is welcomed as the new board member taking Kay Beck's place on the board. Chairman Johnson thanks Kay for her years of service on the board.

- **Motion to go into hearing for Diane Wellisch rezone** made by Patrick Reese, seconded by Kristy Crane, all in favor.

Meagan Beard presents. She wants to rezone the Wellisch's property From AG to the Rural Community Rezone so she can divide it and build a house. She shows a map. An easement has been added on the Wellisch property exiting the county road and accessing the new lot without the county road, thus avoiding the need to widen the county road as required in the ordinance for a Rural Community Rezone. The county already plows and maintains the road to

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the Wellisch's so it is "accepted" as a county road. She has done the other things the board asked in last month's meeting.

From the audience in favor, William Wellisch owner. He started this years ago, got the permits for building and septic, then stopped. Would like to help the Beard family. Realizes that the planning and zoning is different now from before. Really wants to get this done this evening. Chairman Johnson says this is in the AG 40 zone so to split off a small lot it must be rezoned to rural community and the question has been the access.

Mark Ipson a neighbor would like to see the Beards build next to him. Thinks the road issue should be fixed then he is behind it all the way. Wants to do it right.

Meagan refers to the ordinance section 2A. Reads the requirements for the rural community rezone. Under section 20 she thinks they are exempt. But for ambulance and fire department access they will make the easement and it will meet the county road at the Wellisch's road. That part is maintained year-round. The county road now is maintained and plowed by the county even though the road is too small for current standards.

She had the road and bridge check the road and verified that it was 18' wide up to their exit point from the road. She reads an email from Mitch Poulson that the road was wide enough. The email is from Scott Esquibel the Road and Bridge Superintendent to Mitch to her.

- **Motion to go out of Wellisch rezone hearing** is made by Patrick Reese, seconded by Sean Bartschi all in favor.

Deliberation, board members that have gone out and measured the road in question found it not wide enough. It's more like 12-15 feet wide.

It's not really grandfathered. The preexisting foundation and septic don't mean anything when it pertains to the rezone. It is all one lot. It's a problem throughout Dingle. None of the roads in Dingle are 18' wide and yet the county plows and maintains them year-round.

- **Motion to approve the Diane Wellish Rural Community Rezone** with the recommendation that the county bring the road up to the road standard of the county since they are already maintaining it, is made by Patrick Reese, seconded by Sean Bartschi, Kristy Crane abstains, all others in favor, motion passes.
- **Motion to approve the Diane Wellish lot split** is made by Devin Boehme, seconded by Kristy Crane, all in favor.
- **Motion to go into hearing for Evan Stewart/ 7 Mile Commercial Rezone** is made by Kristy Crane, seconded by Sean Bartschi, all in favor.

Tom Morgan, the developer wants to rezone some lots on the property he is developing near St Charles. He says this will benefit the community as well. There will be 4 buildings restaurant pool complex and a pickle ball boat storage. He says the restaurant will be open to the public. No questions from the board. Tom Morgan knows the fire marshal has some questions and will satisfy all the state requirements.

The board warned Tom at the time he submitted the plans for the subdivision that the area he wants to have commercial will have to be rezoned.

Public comment, none.

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Mitch has some letters from agencies that made comments. Fire marshal and fish and game. Idaho lands.

- **Motion to go out of hearing for Evan Stewart/ 7 Mile Commercial Rezone** is made by Devan Boehme, seconded by Patrick Reese, all in favor.

Deliberation,

- **Motion to approve the Evan Stewart/ 7 Mile Commercial Rezone** is made by Rob Smith, seconded by Sean Bartschi, all in favor.

Subdivision ordinance changes and amendments to ordinance. Mitch says over time we have made suggestions that we should make some changes. He has noticed some things would make sense to change. Also, the Fire marshal has some suggestions.

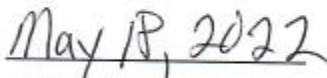
Mitch hands out pages with some changes suggested. He then explains why he made these suggestions.

Old business: The car dealership West of Montpelier appears to have inoperable cars on the lot breaking the conditions of the conditional use permit. Owners say they are all useable and they are selling them. Mitch sent a letter to them after last month's comments. It appears they are cleaning things up.

- **Motion to approve minutes from last meeting** is made by Kristy Crane, seconded by Paul Petersen all in favor.
- **Motion to adjourn** is made by Devin Boehme, seconded by Patrick Reese, all in favor at 8:57 pm.

**APPROVAL OF MINUTES:**

  
Albert Johnson, Chairman

  
Date





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*Phone: 435-946-2198*

**TO: BEAR LAKE COUNTY PLANNING & ZONING COMMISSION**

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

DATE: Wednesday, April 13, 2022

RE: Bear Lake County Planning and Zoning Meeting

**The Bear Lake County Planning & Zoning Commission will hold its regular scheduled meeting on Wednesday, April 20, 2022 at 7:00 pm**

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

**Public Hearings:**

Evan Stewart/ 7 mile commercial rezone

Dian Wellish rezone-391 E. Center Street, Dingle ID

**Action Items**

1. Approval of Agenda
2. Welcome new board member/ Paul Peterson
3. Election of Officers
4. Evan Stewart/ 7 mile commercial rezone - SE of St Charles
5. Diane Wellish Rezone- 391 E. Center Street, Dingle ID
6. Diane Wellish Lotsplit- 391 E. Center Street, Dingle ID
7. Discussion of Subdivision Ordinance Amendments- changes would affect design standards, exemptions, and definitions
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.