Planning & Zoning Commission
7 East Center
Paris, Idaho 83261
Phone: 435-946-2198

PLANNING & ZONING MEETING
January 15, 2020
SCHOOL DISTRICT BOARD ROOM
PARIS, ID.

ATTENDANCE: CHAIRMAN RON JENSEN--released at the 1/13/2020 Bear Lake County Commission meeting
CHAIRMAN ALBERT JOHNSON
KRISTY CRANE-VICE CHAIRMAN
STEVE HARDY
KAY BECK
SEAN BARTSCHI
DEVIN BOEHME---Excused
ROB SMITH-Appointed at the 1/13/2020 Bear Lake County Commission meeting
MITCH POULSEN, ADMINISTRATOR
WAYNE DAVIDSON, SECRETARY

Welcome by Vice-Chairman Albert Johnson at 7:02 pm thanks all for being there.
The pledge of allegiance is led by Sean Bartschi.

The agenda has one addition, that is to discuss Chairman Jensen's retirement from the board.

- **Motion** to **accept agenda** with the addition is made by Kristy Crane, Kay Beck seconds, all in favor.

Vice-Chairman Albert Johnson welcomes the newest board member, Rob Smith to the board and asks Rob to tell a little about himself. Introductions all around.

- **Motion** to go into hearing for **Chase Hulme Subdivision Phase 2** is made by Sean Bartschi, seconded by Steve Hardy, all in favor.

Mitch explains that Chase couldn't be at the meeting this evening but would like to participate over the phone, so Mitch calls Chase.

Mitch explains rules for the hearing, Chase explains he wants to continue what he started about a year ago with dividing more of his land into building lots. He has a road in place now. Wants to subdivide a 2-acre lot and a 5-acre lot. Wants to get these subdivided then turn the road over to the county. The road is built to the county standards and has power into that area. He has spoken

to the county road and bridge, they think the road is good. He sold two other lots earlier now he wants to divide and sell 2 more. The board asks what about the perimeter fence as required in the subdivision ordinance? He says since he doesn't own all the land all around it, he wasn't planning on fencing it. He sees no reason for a fence. Some discussion on why the ordinance requires a fence around new subdivisions. The intent is to protect the subdivision land from livestock. Looking into the book to read the fence ordinance it specifies that this is required when AG ground surrounds the subdivision. In this case AG ground is only on the North side. Also, since this subdivision is being built a couple lots at a time it doesn't seem reasonable to require the entire subdivision to be fenced, especially since some of the lots to be fenced aren't owned by Chase Hulme anymore.

Mitch's report is simple, it's already zoned rural community, the engineer has reviewed it. Some small corrections have been fixed already on the plat. Chase needs a few other things to finish the plat Mitch has a list.
There are no comments from the audience.

- **Motion** to **go out of hearing** is made by Kristy Crane
  seconded by Sean Bartschi all in favor.

Deliberation on the Chase Hulme subdivision, acceptance should be contingent on whether the county accepts the road. Also let the commissioners decide on the requirement of fencing. Future phases may require fencing. It's decided that the requirement to fence the entire subdivision wouldn't apply to this subdivision. Also, since the road already meets the county standards it's up to the commissioners and road and bridge department to decide if they will accept it.

- **Motion** to **approve the Chase Hulme Subdivision Phase 2** without the requirement to fence the subdivision is made by Steve Hardy
  seconded by Kay Beck, all in favor.

Brett Crowther lot split. Devin Skinner presents for Mr. Crowther. He wants to split 3 acres from 87 acres, it borders Dingle Rd. They want to do this now and will work on building a road on the other part of their land for future development. For now, it's only this size. Some discussion, if this is divided now but later a subdivision is done, will this be included in the subdivision?

- **Motion** to **accept Brett Crowther's lotsplit** made by Rob Smith
  seconded by Sean Bartschi, all in favor.

Before moving into elections, Kristy talks about some training we had about possibly having a cap on how long someone can serve in a leadership position on the board. It's good to have people change positions occasionally. Just an idea. Mitch tells about Rich County; they rotate every year Vice-Chair moves up to Chairman. Kristy thinks a term limit about three years would be a good length of time. An automatic rotation is also discussed. Discussion on how long a position should be held. Experience verse fresh blood.

Elections: Steve Hardy nominates Kristy Crane for Chairman, Sean Bartschi nominates Albert Johnson for Chairman and Kristy Crane as Vice Chair. Kay Beck seconds Sean's nomination. The two candidates are good with the nominations. **Vote: those in favor of Albert Johnson for Chairman and Kristy Crane as Vice Chair** are, Albert Johnson, Kristy Crane, Kay Beck, Sean Bartschi. Those against, Steve Hardy. Rob Smith abstains.

Mitch talks about Ron Jensen the past Chairman of the board. The commissioners in speaking with Ron decided that it's a good time to step down. Ron wrote a letter to the board, Mitch reads it.

Comprehensive plan Mitch is working on redoing it or parts of it. Tried to update some things. Specifically, goals and objectives. The comprehensive plan should be reviewed every 5 years. When the plan is in place and updated it's very helpful to the P & Z board as well as the commissioners.

- **Motion** to approve last meeting's **minutes** is made by Sean Bartschi seconded by Kay Beck, all in favor.

- **Motion** to **adjourn** is made by Steve Hardy seconded by Kristy Crane, all in favor at 8:42pm.

APPROVAL OF MINUTES:

Albert Johnson, Chairman

2/19/2020

Date

Planning & Zoning Commission
7 East Center
Paris, Idaho 83261
Phone: 435-946-2198

MEMORANDUM

TO: **BEAR LAKE COUNTY PLANNING & ZONING COMMISSION**
Albert Johnson, Vice-Chairman, Bear Lake County Planning & Zoning Commission
Kristy Crane, Bear Lake Planning & Zoning Commission
Steve Hardy, 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
Adam McKenzie, Bear Lake County Attorney
Bear Lake County Board of Commissioners

FROM: Albert Johnson, Vice-Chairman, Bear Lake County Planning & Zoning Commission
DATE: Tuesday, January 7, 2020
RE: Bear Lake County Planning and Zoning Meeting

The Bear Lake County Planning & Zoning Commission will hold its regular scheduled meeting on *Wednesday, January 15, 2020 at 7:00 pm* at the Paris Elementary Board Room located at 39 S. Fielding Street, Paris, ID.

PUBLIC HEARING: Chase Hulme Subdivision Phase 2
Two proposed lots in Section 27, Township 12 S., Range 44 E.

Action Items

1. Approval of Agenda
2. Chase Hulme Subdivision Phase 2- Section 27, Township 12 S., Range 44 E.
3. Brett Crowther/ Lot Split – 3 acres off from 65 on acreage along Dingle Road
4. Elections
5. Comprehensive Plan
6. Work meeting
7. Old Business
8. Approval of minutes
9. 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.