



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

**PLANNING & ZONING MEETING**  
**March 16, 2022**  
**Paris Courthouse Commissioner's Room**  
**PARIS, ID.**

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

Chairman Johnson began the meeting at 7:03 pm.  
Pledge of allegiance led by Patrick Reese

- **Motion to approve the agenda** is made by Kristy Crane seconded by Kay Beck all in favor.

**Carson Kunz lot split:** Carson Kunz wants to use the family lot split to divide some land owned in his family to build a house. They farm the ground now. This is on Joes Gap Rd. Mitch says they are transferring from father to son and the lots are about 5 acers, so it fits the family lot split requirement. Another requirement in the family lot split the ordinance says it needs access. The road isn't very good the further you travel up Joes Gap Rd. The county doesn't plow that far now. Carson is hoping to get the county to plow it when they are ready to build. They don't expect to build for a few more years. The board brings up the family lot split ordinance requiring the applicant to build within one year of splitting the property. Concerning the road and year-round access, a letter or a permit from the road and bridge department allowing the Kunz family to plow the county road, or a written statement from the county agreeing to plow the road will be required. It's decided they aren't ready to split the land now.

- **Motion to table Carson Kunze lot split** until they get the road questions answered is made by Patrick Reese, seconded by Kay Beck, all in favor.

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**Diane Wellisch Rezone:** Megan Beard wants to purchase the land from the Wellischs in Dingle. The current lot will have to be split and Megan wants to buy the lot then. This is in AG 40 zone, and the lot they want to split off is less than 40 acres so the land will have to be rezoned to Rural Community. That requires the county road to meet a certain width. The road does not meet the width requirement now. Megan shows the board a map of where they want to divide. She produces the septic permit and building permit issued in 2004. There is a foundation on the ground now, but the home was never built. The board denied this request a couple of months ago because the road was too narrow. Megan shows pictures of where they measured the road and it appears to be 17 feet wide as the ordinance requires. There are obstacles near the county road that make it expensive to widen the road. A swamp on one side and a ditch and power pole on the other. Megan suggests they build a driveway coming from the Wellisch property going through the Wellisch property to Megan's. Since this would be a private drive would it qualify as access and not have to increase the size of the county road. Megan says she spoke to the R&B supervisor, and he thought it would work to have a separate drive coming from the Wellisch property going to theirs. They would get an easement from the Wellisches to cross. If the board thinks the easement will meet the standards of the board they can come next month and apply for the lot split. Mitch explains what things they will need to bring next time and they can have a hearing for a rezone and the lot split.

**Terry Smith lot split:** Rock Smith is applying to take some property back from his family. Wants to divide into three parcels. In the 70s or 80s three homes were built. Each have sewer, power and water. Never thought of dividing before. It's 1.75 acres now. So they don't have enough to divide into three lots and meet the ordinance requirement of 1 acre. They are living there now and just want to make it legal. They want it divided for future family use and to clear it up and take off the illegal split label.

- **Motion to approve the Terry Smith lot split** is made by Kay Beck seconded by Kristy Crane, all in favor.
- **Motion is amended to include a survey of the three lots to be required** made by Kristy Crane, seconded by Patrick Reese, all in favor. Rob Smith recused himself from the vote.

**7-Mile Final Plat Phase 1 & 2 Tom Morgan:** He wonders if he even needs to be here. Mitch says our ordinance don't require them to come to this board for a final plat review. He has already submitted the preliminary plat. Mitch asks the board how they feel. The ordinance requires that it goes straight to the Commissioners. Albert thinks it's good to review and check the plat. Tom asks for a recommendation for a final plat approval to go forward to the commissioners. He says there isn't any changes from the preliminary plat. Fire Chief Mark Parker wants a copy of the plans to review the fire safety

- **Motion to approval the 7-Mile final plat phase 1 & 2** is made by Kristy Crane, seconded by Rob Smith, all in favor.


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**Fire Standard Discussions with Fire Chief Mark Parker.** Mitch mentions the home fire the county experienced a couple of weeks ago. The roads in the area, Bear Lake West, are too steep and with the snow and cold caused trouble for the trucks. Mark shows pictures of the house and how fast it burned. They only got 4 trucks to the site. Some trucks had to stay at the bottom of the hill since they were only 2 wheel drive. His issues are the road. Lots of talk about the water needs to fight a fire. Most of the county don't have enough water storage to fight house fires. The board will keep a list of ideas that might be good to implement in the future ordinance changes.

- **Motion to approve the minutes** from January and February is made by Kay Beck, seconded by Patrick Reese all in favor.
- **Motion to adjourn** the meeting is made by Kristy Crane, seconded by Rob Smith, all in favor at 8:29 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: Tuesday, March 8, 2022  
RE: Bear Lake County Planning and Zoning Meeting

**The Bear Lake County Planning & Zoning Commission will hold its regular scheduled meeting on Wednesday, March 16, 2022 at 7:00 pm**  
At the Bear Lake County Courthouse 30 N. Main Paris, Idaho.

#### **Action Items**

1. Approval of Agenda
2. Carson Kunz/ Lot Split-1270 Joes Gap Road, Montpelier
3. 7-mile Final Plats Phase 1 & 2
4. Diane Wellisch/ Rezone Review- 391 E. Center Street, Dingle ID
5. Terry Smith / Lot Split-1615 Hwy 89, Fish Haven
6. Fire Standards Discussion
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.