



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

PLANNING & ZONING MEETING
June 15, 2022
Paris Courthouse Commissioner's Room
PARIS, ID.

ATTENDANCE: CHAIRMAN ALBERT JOHNSON
KRISTY CRANE -VICE CHAIRMAN
SEAN BARTSCHI
PAUL PETERSEN--Excused
DEVIN BOEHME

ROB SMITH
PATRICK REESE
MITCH POULSEN, ADMINISTRATOR
WAYNE DAVIDSON, SECRETARY

Welcome by Chairman Albert Johnson at 7:06 pm

- **Motion to accept agenda** as constituted made by Sean Bartschi
Second by Rob Smith, Motion carried
- **Motion to go into public hearing for the Orozco commercial rezone** made by Christy Crane, Seconded by Sean Bartschi, Motion carried

Farrell Rowe presented information on the commercial rezone request. Farrell indicated he would like to open a campground if the rezone is approved. Land is a little less than 10 acres. Irrigation water won't be used. Grounds will be manicured. Only commercial in the area is on the corner. Benefit the comp plan by providing another campground.

Mitch indicated the land is zoned as the impact area for the city of St. Charles.

No comments have been received on the application and notices were distributed in a timely manner. Mark Parker asked questions about drilling water.

Gary McKee asked questions about the location. And expressed the value of having commercial in that area

- **Motion to go out of public hearing for the Orozco commercial rezone** made by Devin Boehme, Seconded by Christy Crane, Motion carried

Discussion about the fact that it isn't next to other commercially zoned properties. Not far from commercial on the corner.

- **Motion to recommend approval of the for the Orozco commercial rezone** request made by Sean Bartschi, Seconded by Devin Boehme, Motion carried.
- **Motion to go into hearing for Richard Marshall rezone request** made by Sean Bartschi, Seconded by Rob Smith, Motion carried

Richard Marshall requested to rezone 40 acres into two 20s. the property is in the ag zone, and they are requesting change to rural community. Albert explained the rules of the rural community zone and that this property doesn't fall within the regulations. The intent of the overlay zone is to limit the

number of dwellings on unmaintained roads. Light was shed on the fact that there are 8 other smaller lots around it.

- **Motion to close the public hearing for Richard Marshall rezone request** made by Sean, Seconded by Devin, Motion carried.
- **Motion to recommend denial of the Richard Marshall rezone application** because it doesn't meet the requirements and provide a significant refund of the rezoning fees made by Kristy Crane, Seconded By Sean Bartschi, Motion carried

Gabe presented information on phase 8 of the reserve. The right of way for pedestrian pathway and addresses are on the final plat.

- **Motion to approve phase 8 final plat and suggested legal delineation of the sewer pump stations and fencing along with engineers' approval of the construction estimate for financial guarantee** by Kristy Crane, Seconded by Devin Boehme, Motion carried.

Devin Budge Rockwell Ridge

Devin has completed all the things requested by the planning commission. The road has been built and infrastructure installed. The fencing has been completed around the perimeter. The right of way to the south has been included on the plat.

- **Motion to recommend approval of Devin Budge Rockwell Ridge Subdivision** with the following items included on the plat. That the road within Rockwell ridge will provide access to the price residence on the north in perpetuity. Further, the board recommends that the state not deny the existing access to the price residence from hwy 36 until such time as an amenable solution can be reached to not deny the price residence access. Motion made by Sean Bartschi, Seconded by Kristy Crane, Motion carried

Krista Klein presented information on the Sage Hill final plat.

Has provided everything requested by the engineer. The financial guarantee has been set in motion by using an escrow account. Engineering review has been completed and he is satisfied with the final plat.

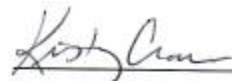
- **Final plat for Sage Hill Subdivision recommended approval** by Devin Seconded by Kristy, Motion Carried

Trevor Neal presented information on his lot split.

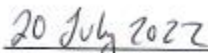
5 years ago, they purchased the land and now they are splitting the property so the original owner can buy some of it back.

- **Motion to approve Trevor Neal lot split** by Rob, Seconded Devin, Motion Carried
- **Motion to approve minutes** by Sean, Seconded Kristy, Motion Carried
- **Motion to adjourn** by Rob, Seconded by Patrick, Motion Carried

APPROVAL OF MINUTES:



Albert Johnson, Chairman



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: Wednesday, June 7, 2022

RE: Bear Lake County Planning and Zoning Meeting

The Bear Lake County Planning & Zoning Commission will hold its regular scheduled meeting on Wednesday, June 15, 2022 at 7:00 pm

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

Public Hearings:

Kayla Orozco/ Rezone-Parcel# 51201.00, 366 North Beach Road, St Charles ID.

Richard Marshall/ Rezone-Parcel# 2755.01, Sharon ID

Action Items

1. Approval of Agenda
2. Kayla Orozco/ Rezone-Parcel# 51201.00, 366 North Beach Road, St Charles ID.
3. Richard Marshall/ Rezone-Parcel# 2755.01, Sharon ID
4. Richard Marshall/ Lot Split-Parcel# 2755.01, Sharon ID
5. Gabe Lleras/ Final Plat- Phase 8 Reserve north of Fish Haven and west of US Hwy 89
6. Devin Budge/ Final Plat- Moose Hollow Subdivision - Parcel # 2751.02 - Sharon ID
7. Krista Klein/ Final Plat Sage Hill- east side of Bear Lake and south of Bear Lake Sands Subdivision
8. Trevor Neal/ Lot Split- 446 Pescadero Road, Montpelier
9. Old Business
10. Approval of minutes
11. 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.