



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

PLANNING & ZONING MEETING
July 17, 2024
Paris Courthouse Commissioner's Room
PARIS, ID.

ATTENDANCE: CHAIRMAN ALBERT JOHNSON
KRISTY CRANE -VICE CHAIRMAN
SEAN BARTSCHI
DEVIN BOEHME--- Excused
TODD TRANSTRUM
PATRICK REESE
ERIC BOMSTA
MITCH POULSEN, ADMINISTRATOR
WAYNE DAVIDSON, SECRETARY

Chairman Johnson welcomes everyone at 7pm and leads the pledge of allegiance.
Changes to the agenda is item #8 was added.

- **Motion to approve the agenda** with item #8 added is made by Kristy Crane, seconded by Eric Bomsta, all in favor.
- **Motion to go into hearing for the BLW Horizon Cell Tower** is made by Kristy Crane, Seconded by Todd Transtrum, all in favor.

We have heard a lot of these already, this is a repeat of the rezone hearing. Teri Jensen from Lewis Loop is the person who negotiated the agreement with Horizon for BLW, they want the tower, they need it.

Mitch outlines where we are now. No one is here for the tower to speak for them. The cell tower person misunderstood the date of this meeting. We may rehear the conditional use proposal next time. If there is anyone here now concerning the tower they could speak now.

Bill Stock has a concern about what has transpired in the past. Heard there was a survey done. Hasn't heard of a lot split. Don't think there was a lot split done. So, there isn't a parcel to rezone or have a conditional use on.

Teri Jensen don't think we are doing a lot split. Not dividing a part of the land, just leasing part of it. Mitch says in the past we have allowed a rezone without splitting. He has information that they can lease it now, and if it ever sells then it will need to be split off.

Kathi Izatt asks Mitch to repeat the reasoning for not doing a lot split. Mitch says the attorney says we don't need to split the lot until it's sold. Kathi disagrees with what Mitch found from the attorney. Says the piece with the tower it needs a property description, so it's taxed separately.

- **Motion to deny the Jean Brown, North Shore Subdivision preliminary plat application** until we have more information is made by Kristy Crane, seconded by Sean Bartschi, all in favor.
- **Motion to go into hearing for Jeff Hirschi Bear Acre Farms Subdivision preliminary plat** is made by Kristy Crane, seconded by Patrick Reese, all in favor.

Jeff Hirschi with Bear Acer farms to present a preliminary plat, He sent the stuff to Mitch. Says they are now asking for 6 lots using shared driveways on Lanark Rd. There were some questions on the irrigation, also about a private drive. They will need a shared drive of 18 feet wide with a hard surface.

Todd Boehme the county road and bridge supervisor asks for them to keep the number of approaches to a minimum and the 100 foot right of way since the road is getting used more and will need a bigger right of way later.

From the irrigation company, Richard Gleed, says the pipeline owned by the ditch company stops up the hill. On this property it's a lateral. The property owners are responsible for the laterals. The line is 10 inches with 90 pounds of pressure, meaning lots of water if it breaks. There is a 20 foot right of way for the water line.

David Hirschi, an attorney has looking into state law, says any pipeline that has water in it is the responsibility of the irrigation company. Statue requires a 20 ft easement. If someone breaks a line that person is responsible for the damage done.

Bill Stock mentions when P & Z advertised this in the paper they used the wrong parcel number. Therefor the advertisement for the public hearing is invalid.

The people in the area received the proper notice with the right number. Regardless of people in Fish Haven or anywhere else.

Kathy Izatt says David is right and wrong since the notice in the paper must match the other notices.

Rebuttal, Timothy says it all started with the rezone it was posted wrong then, but they rezoned it then. The applicant has no control over what is published in the paper. No one was harmed by the error since the property owners were properly notified.

Jeff Hirschi to address the water concerns. He is concerned too. They found the pipeline is 30 to 40 inches deep. What about the septic test holes?

- **Motion to go out of Jeff Hirschi Bear Acre Farms Subdivision preliminary plat hearing** is made by Sean Bartschi, seconded by Patrick Reese, all in favor.

Deliberation what about the 20 ft easement on the water line? Is the publication really that big of a deal is anyone hurt? The test holes might be dug in a poor position, but the health department will still have to clear each individual system before they build. The board says the property owners nearby new about the coming hearing, it's a technicality

- **Motion to approve the Jeff Hirschi Bear Acre Farms Subdivision preliminary plat** is made by Patrick Reese, seconded by Eric Bomsta, all in favor.
- **Motion to go into the hearing for Stephanie Birch Clover Creek Meadows Subdivision** is made by Sean Bartschi, seconded by Eric Bomsta, all in favor.

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Pat Burns for Michael Zurn for a sewer system discussion. They talked about this last month. This month he brought Richard Jex to explain. He is an environmental engineer who has worked on sewer systems. Since the country doesn't allow septic systems within 1.5 miles from the lake. Says he has designs for sewer systems that meet DEQ regs. "On site wastewater system" is not a septic system. These systems have a secondary cleaning system. Better than septic systems. Cleaner.

They are considered decentralized sewer systems meaning they are smaller and just as clean as a centralized system like a city has. They meet the same standards as a big system for DEQ just smaller. Will still be permitted and regulated sampling and monitoring. They have talked to engineers about lagoons, but people don't like it, since they smell, and they do leak some anyway.

What if the DEQ approves the system? Will the county allow it since it's against the ordinance? When is it close to the lake?

Review of Chapter 7 Land Use ordinance and P & Z by laws. The wireless communication changes Mitch reads the changes.

- **Motion to approve the changes to the land use ordinances is made by Sean Bartschi**, seconded by Kristy Crane, all in favor.

The P & Z by laws Mitch talks about the changes that were suggested small typos and a few things.

- **Motion to approve the changes to the P&Z by-laws**, suggested by Mitch, is made by Eric Bomsta, seconded by Todd Transtrum, all in favor.

What about changing the requirements of the length of a cul de sac since the board will be making changes to the ordinance? Mark Parker, the County Fire Chief says if they get too long, they have to go a long way before he can turn around to get water.

Discussion on changes to overlay zone will be next time.

- **Motion to approve the minutes** made by Patrick Reese, seconded by Kristy Crane, all in favor.
- **Motion to adjourn** is made Sean Bartschi, seconded by Patrick Reese, all in favor at 10:19 PM.

APPROVAL OF MINUTES:


Albert Johnson, Chairman

9/18/24
Date