



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

PLANNING & ZONING MEETING
March 15, 2023
Paris Courthouse Commissioner's Room
PARIS, ID.

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

Chairman Johnson welcomes everyone at 7:04 pm and asks Kristy Crane to lead the pledge of allegiance.

No corrections to the agenda.

- **Motion to approve agenda** is made by Sean Bartschi, seconded by Kristy Crane, all in favor.

Chairman Johnson explains the purpose of the board.

Denice Argyle/Lot Split at 15 Willow Way Bern. Brett Argyle, a son, speaks. They built a new home on the ground and now there are 2 homes on the same lot and want to split the two homes onto their own lots. It matches the underlining zoning. The split is divided so one lot will have an acre and the other is big enough to split later if they want.

- **Motion to accept the Denice Argyle lot split** is made by Kristy Crane, seconded by Sean Bartschi, all in favor.

John Reed- Bald Mountain Estates/Final Plat.

John Reed speaks for final plat approval. Has list of things that was required of them completed including showing the pipeline on the plat.

Mic Merrett says the concerns from the last meeting were met and produces a list showing the engineer's comments. They still have a few things to complete like a financial guarantee or bond for the utilities.

- **Motion to approve the Bald Mountain final plat** contingent that CC&Rs and utilities will have a financial guarantee to be completed, is made by Patrick Reese, seconded by Kristy Crane, all in favor.

The board calls Aaron Stafford on phone so he can attend.

- **Motion to go into hearing for Aaron Stafford-Liberty Rock LLC, gravel pit** is made by Sean Bartschi, seconded by Patrick Reese, all in favor.

Aaron Stafford speaks on the phone. He proposes reopening a gravel pit on his land. It is near and has been used for a time. The county has used it. He would like to use it again, crush and mine gravel. It will be kind of a ma and pa operation. Will do it in accordance with the state. Thinks it will be good to have gravel closer to the Liberty area. No high walls in the pit. His proposal has been approved by the state. All mining will be 100 feet from the property line and a 3 to 1 slope. He has a reclamation plan to recover and replant. No washing other than rain and snow. Feels it will be low impact, not a lot of truck traffic. All safety and environmental regs will be obeyed. Question from board. How many trucks per day will use it. He doesn't know now. The volume he sees will be no more than 20-30 a day. How big will the pit be when mined. Ten acres was proposed back in 1993. About 1 acer now has been already mined. Will try 10 acres for now don't now if they will need that much. If they did 40 acres it would require more hoops with the state and more cost, so now 10 acres. Maybe 5 to 10 years to mine it all. He contacted the DEQ and has his paperwork in. No air pollution.

From the audience,

Jonny Sutton corner of Lanark Rd and Mill creek says there is miss information, says there is another pit one mile south. Last year two trucks went up and down the road it was noisy, and the road is narrow. Don't want to hear the noise his cabin is close to the road.

Elizabeth and John Shuman have property adjacent to the pit. This will have a negative impact to her property from dust, and noise will affect the crops and aesthetics of the area. Don't think there is enough information about reclamation, don't want a cliff next to her property.

Mark Parker a property owner and a neighbor also the fire chief. The road isn't wide enough to pass about 33 feet wide at two spots. Lots of cattle trucks and recreational vehicles will mix with the commercial traffic. The cattle guard brings the road down to 16 feet wide. There is a bad corner and people park on the road. Dust is a concern, how do you grandfather away from controlling dust. DEQ will require the dust control. The ditch on their property is spoken for by the irrigation company they will have to get water at some time. The road isn't strong enough to handle the traffic no base in the road. The guys who used the pit before, about 30 years ago, had fewer trucks. This should have the same standards as other pits.

Aaron thinks 20 or 30 trucks is not happening every day, only in a special circumstance. They pulled some gravel out of it last year to do their own work. Thought the road was strong enough. Will work with the county to keep the road in shape, and repair if damaged. Will spray mag chloride for dust control. Thinks dust will be less then plowing a field. Will talk to DEQ. Hasn't asked the county if the road will handle the traffic. It's also a recreation area. Not wanting to mine when there is snow on the road or melting. Summer recreation they will have to be aware and careful. The travel surface is too narrow, is willing to provide turn outs or widen it.

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The board usually requires these obligations to be in writing before the board can move forward. So, each party knows what is expected and guaranteed.

The cattle guard is owned by the cattle association. It's in good shape.

How much material will come out of the pit? Aaron don't know really. No geologists just their own observations. He has some pit experience has been a contractor for 20 years.

- **Motion to close the hearing for the Aaron Stafford-Liberty Rock LLC, gravel pit** is made by Kristy Crane, seconded by Sean Bartschi, all in favor.

Deliberation, need a mining plan, narrow road, Last time the Bomstas asked for a subdivision they couldn't grant it because the road is too narrow. Talk to county road and bridge. Might table it because of safety and narrowness for now. They could still use it for themselves, private use. Size of road is the main issue. Who requires the reclamation?

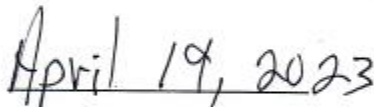
- **Motion to table the hearing for the Aaron Stafford-Liberty Rock LLC, gravel pit** until the road width and quality of the road is addressed with the county, if the road is damaged who is liable, and to get it in writing, is made by Kristy Crane, seconded by Sean Bartschi, all in favor.

Work meeting

- **Motion to accept last month's minutes** is made by Kristy Crane, seconded by Patrick Reese, all in favor.
- **Motion to adjourn** is made by Sean Bartschi, seconded by Patrick Reese, all in favor at 8:18 pm.

APPROVAL OF MINUTES:


Albert Johnson, Chairman


Date