



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

PLANNING & ZONING MEETING
June 21, 2023
Paris Courthouse Commissioner's Room
PARIS, ID.

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

Chairman Johnson welcomes everyone at 7:03 pm and leads the group in the pledge of allegiance.

- **Motion to approve the agenda** with the amendment of adding the gravel pit ordinance review is made by Kristy Crane, seconded by Devin Boehme, all in favor.

Aaron Stafford- Liberty Rock gravel pit joins the meeting on the phone, talks about the gravel pit. He came to the board before and it was tabled then. He has been working with Todd Boehme on the road and bridge and wants to bring the Mill Hollow Road up so they can use it to access the gravel pit he proposed in an earlier Planning and Zoning meeting. He met with Commissioner Brad Jensen to talk about the snow parking area. He hasn't heard back from the county and doesn't know what the next steps are. Mitch says Todd took this to the commissioners. One commissioner liked it, another didn't like it, and it has been put back to the P & Z. Mitch says it's not the P & Z issue. Aaron asks if he was to improve more of the road would they approve it? That's unknown, but maybe. Aaron thinks the road is used a lot by people that all would benefit from the improvements, and it's not up to standard now. He would supply the rock and build the road if the commissioners would allow. The gravel pit in question is an existing pit, others used it for a long time on the road as it is. Chairman Jensen says we don't have any paperwork telling the board what the proposal for the road would be. Right now it's just Aaron on the phone. Aaron says he sent the proposal back in May and can send it again now. Albert says we need the plan for this. Aaron sent an email to Mitch during the meeting and Mitch received it. Mitch reads the proposal for the road to the board and audience. It identifies the improvements he would make. There are actually two proposals that Mitch reads. One for the snow parking and one for the road length and width with gravel depth and rock types for each. He also proposes to supply gravel for future maintenance. In deliberation the board asks,

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Can Aaron get a permit to work on the county road? Can it be approved with the parameters that he has put forth in the proposals for the pit and the road?

- **Motion to approve the conditional use permit for Liberty Rock gravel pit as proposed in March 2023 with the conditions proposed March 15, 2023, (and read to the board tonight), for the road improvements, to improve the road to the specs Liberty Rock proposed, to include any permits the county requires to do work on county roads and defining who performs any construction and maintenance is made by Devin Boehme, seconded by Todd Transtrum, all in Favor.**

Eric Bomsta Lot Split, Eric represents the family wants a family lot split to divide 4 lots to build single family homes. They have built 1.5 homes already on the mother parcel. Water and sewer will be cleared with the state. They have a private road built already to county standards. The parent parcel is owned by all eight siblings. The ordinance says each house on the lot must be built within the first year or possibly gain a one-year extension.

- **Motion to approve Eric Bomsta lot split as proposed is made by Kristy Crane, seconded by Todd Transtrum, all in favor.**

Brian Hirschi rezone, Brian was here last month and is trying to finish the rezone for the 2 acres on the lake shore next to his current equipment rental business. He contacted Idaho Lands and reads from a letter they sent him. The attorneys from both sides met, his attorney says as long as they act in good faith Idaho Lands don't want to litigate. Idaho Lands isn't trying to shut them down. Brian has been using the land for some parking of equipment now as they have operated the rental business the last few years. They want it rezoned so they can use it for customer parking. He says they can't expand too much more than what the land holds now. So why does he need to rezone it to commercial to just park cars on it? The legal council had two opinions. It was decided that a rezone would make it clear for the use of the property. The existing conditional use permit has some litigation going on now for some conditions that haven't been met yet. He has been trying to work with the proper state entities, but things have been delayed and his attorneys have been in contact, but the state isn't responding and won't give him answers. Mitch reads the list of conditions that were agreed to in the original conditional use permit. Discussion on which conditions he met or didn't, like parking above the high-water line p as stated in #4 on the original agreement.

- **Motion to table the Brian Hirschi rezone until the things in litigation are resolved and the conditions are met according to the original conditional use permit for the rental business, made by Kristy Crane, seconded by Devin Boehme. All in favor.**

Review of Short-Term Rental Ordinance, the board has read the two proposals each from other jurisdictions. One relies on the applicant to provide information, the other relies on the county. Kristy has a list of things she likes and doesn't like; she will make a list and get it back to board.

Review of gravel pit ordinance and looking at drafting a new ordinance trying to determine the good and bad. Find out what the department of lands regulates with water level and pit boundaries, water rights, or water contamination from deep pits.

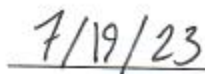
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- **Motion to approve minutes** from last meeting is made by Todd Transtrum seconded by Kristy Crane all in favor.
- **Motion to adjourn** is made by Devin Boehme, Seconded by Kristy Crane, all in favor at 10:00 pm.

APPROVAL OF MINUTES:



Albert Johnson, Chairman



Date



Bear Lake County

Planning & Zoning Commission

30 N 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: Monday, June 12, 2023
RE: Bear Lake County Planning and Zoning Meeting
Amended: 6/14/23 to include Review of Gravel Pit Ordinance

The Bear Lake County Planning & Zoning Commission will hold the regularly scheduled meeting on Wednesday, June 21, 2023 at 7:00 pm At the Bear Lake County Courthouse 30 N. Main Paris, Idaho.

Action Items

1. Approval of Agenda
2. Aaron Stafford-Liberty Rock LLC- Gravel Pit/ Conditional Use Permit
3. Eric Bomsta/ Lot Split
4. Brian Hirschi/ Rezone-535 East Shore Rd, St Charles
5. Review of Short-Term Rental Ordinance
6. Review of Gravel Pit Ordinance
7. Work meeting
8. Old Business
9. Approval of minutes
10. Adjournment