



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

**PLANNING & ZONING MEETING**  
**May 15, 2024**  
**Paris Courthouse Commissioner's Room**  
**PARIS, ID.**

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

Chairman Albert Johnson called the meeting to order at 7:02 pm and started the meeting with the pledge of allegiance.

**Chairman Albert Johnson called for a motion to approve the agenda**

- **Motion to approve the amended agenda** is made by Kristi Crane  
**Seconded by Patrick Reese, Motion Carried**

**Troy Lloyd/ lot split 118 Black Otter Lane (2<sup>nd</sup> North) Dingle**

Troy has a little over 100 acres west of Dingle and wants to split off the house and the acre the house is constructed on so he can get an agricultural loan on the rest of the property. Mitch indicates that the property where the house will be split off is in the rural community zone and meets the requirements.

- **Motion made by Eric Bomsta to approve the Troy Lloyd lot split request**  
**Seconded by Kristi, Motion Carried**

**Loucin Topham/ lot split- Bennington Sec. 9, T-12 S, R-44 E**

Loucin is requesting a split of property jointly owned by the Tophams and Scott Livingston in Bennington. Discussion by the board on the application with a particular focus on the right of way problem in Bennington.

- **Motion to approve the application by Todd Transtrum to approve the Topham lot split application because all lot split requirements have been met.  
Seconded by Patrick Reese, Motion Carried**

**Bear Lake West/ Commercial Rezone for future communications tower. Parcel 05971.04**  
Chairman Johnson called for a motion to go into public hearing for the commercial rezone application on behalf of Horizon Towers

- **Motion made by Eric Bomsta  
Seconded by Kristy Crane, Motion Carried**

Patrick Hunter gave his presentation on the rezone at Bear Lake West which gave more information about the actual tower than was presented last month. Showed justification for tower placement based on other alternatives and RF modeling. Higher tower location picks up too much traffic and gets bogged down. This tower height is well below what the FCC deems as safe.

- **Motion made to go out of hearing by Todd Transtrum  
Seconded by Eric Bomsta, Motion Carried**
- **Motion made by Patrick Reese to recommend approval of the Horizon commercial rezone at Bear Lake West for future communications tower, on parcel 05971.04  
Seconded by Devin Boehme, Motion Carried**
- **Motion to go into public hearing for the Horizon Tower Conditional Use outside St Charles made by Eric Bomsta.  
Seconded by Kristy Crane, Motion Carried**

This tower is proposed to go up on north beach road. Will fill a need for visitors on north beach. Questions about painted poses. Patrick responded the comments submitted by U.S. Fish and Wildlife Service. Where this pole is less than 200' it will not be lit. There will also be no guy wires. Wetlands study has been completed. Comments from the public. Paul Susa thinks it's ugly and too close to the road. Kathi Izatt is serious about following the ordinance. Trying to help us do our job. Wants to follow the ordinance, follow the ordinance or change the ordinance. Request from Kristy to get map. More discussion on the tower color and type of tower.

- **Motion made by Kristy to close the hearing  
Seconded by Patrick, Motion carried.**

Items that need to be addressed:

- -color (needs to blend in with surroundings)
- -RF map
- -Mitch is asked to determine how to deal with the height discrepancy

- **Motion to table the Horizon Tower CUP application outside St Charles made by Eric Bomsta  
Seconded by Todd Transtrum, Motion Carried**

**Brandon Parks Mill Canyon Ranch Preliminary Plat - Early Lane/Lanark Rd.**

- **Motion to go into public hearing made by Eric Bomsta  
Seconded by Devin Boehme, Motion Carried**

Brandon presented much of what was presented last month. Feels that he has presented exactly what he was supposed to. Tried to call the engineer but did not receive a call back. Mitch gave his staff report showing the items that have not been submitted as required by the ordinance.

Brandon spent time rebutting the administrator's staff report.

Ed Wirth-guy with the well on the hill. Feels bullied to get this through.

Mark Parker-On behalf of irrigation system. Be careful about putting in driveways that could potentially damage pipe. They need an easement on the irrigation pipe. There are two miles of pipe in a 30" diameter pipe and no valve. If the pipe is broken that is an awful lot of water.

Richard Gleed-Similar concerns from the pipeline. No valve to shut off waters. Opposed to the proposal.

Tracy Park-Its good to have comments. No one is against following the rules. Not trying to get around the ordinance.

Jean Wirth-No landowner permission makes this application a waste of everyone's time.

Todd Boehme-Neutral on the application. Yes, Brandon did come to see him on the application.

The ordinance states 3 driveways per mile but also referenced Lower Bern Road. If considered tonight, both Early Ln. and Lanark Ln. need to be re-classified and will require greater right of way.

Brandon Parks given time to rebut. The process is very foggy and not clearcut. Claims he has met the ordinance. Board pushes for information. Brandon argues he has met the ordinance.

- **Motion to close the Brandon Parks Mill Canyon Ranch Preliminary Plat public hearing made by Devin Boehme  
Seconded by Todd Transtrum, Motion Carried**

Discussion by the board on the submitted materials.

- **Motion made to deny the Brandon Parks Mill Canyon Ranch Preliminary Plat application made by Devin Boehme on the basis of the deficiencies noted by the engineer and administrator.  
Seconded by Todd Transtrum  
Motion carried 4-2**

**Todd Jones/ Concept plan - Lake View Subdivision- East Shore Road**

Lance Anderson presented the concept plan for the lakeview subdivision which was started about 6 years ago. Lots redefined and other uses added such as hotel and high-density housing.

**Roy Bunderson/ Policies & Procedures**

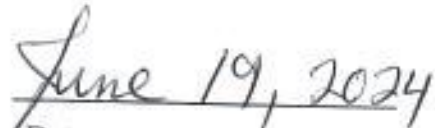
Roy Bunderson-process and procedure. Recognizes that this is a volunteer group. Need to look for additional information in staff reports. Discussed Bennington site plat.

Motion to approve the minutes with the correction that Todd Transtrum made the motion to table the Horizon Tower Commercial Rezone.

- Motion made by Todd Transtrum to approve the minutes  
Seconded by Kristy Crane  
Motion Carried
- Motion to adjourn is made by Kristy Crane, seconded by Patrick Reese, all in favor at 10:30 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: Tuesday, May 7, 2024  
RE: Bear Lake County Planning and Zoning Meeting  
Amended: 5/9 to include Roy Bunderson/ Policies & Procedures

**The Bear Lake County Planning & Zoning Commission will hold their regularly scheduled meeting on Wednesday, May 15, 2024 at 7:00 pm At the Bear Lake County Courthouse 30 N. Main Paris, Idaho.**

### **Public Hearings:**

Bear Lake West/ Commercial Rezone for future communications tower. Parcel 05971.04  
Horizon Towers/ Conditional Use Permit- St Charles Tower, North Beach Rd. Parcel 05356.00  
Brandon Parks, Mill Canyon Ranch Preliminary Plat - Early Lane. Parcels 03707.01 & 03743.00

### **Action Items**

1. Approval of Agenda
2. Bear Lake West/ Commercial Rezone for future communications tower.
3. Horizon Towers/ Conditional Use Permit- St Charles Tower, North Beach Rd.
4. Brandon Parks, Mill Canyon Ranch Preliminary Plat - Early Lane/Lanark Rd.
5. Troy Lloyd/ lot split 118 Black Otter Lane (2<sup>nd</sup> North) Dingle
6. Loucin Topham/ lot split- Bennington Sec. 9, T-12 S, R-44 E
7. Todd Jones/ Concept plan - Lake View Subdivision- East Shore Road
8. Roy Bunderson/ Policies & Procedures
9. Old Business
10. Approval of minutes
11. Adjournment