



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

**PLANNING & ZONING MEETING**  
**February 17, 2021**  
**Paris Courthouse Commissioner's Room**  
**PARIS, ID.**

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

Chairman Jensen welcomes everyone and asks Kristy Crane to lead the pledge of allegiance.

- **Motion to approve the agenda** is made by Sean Bartschi, seconded by Kay Beck, all in favor.
- **Motion to go into Doug Armstrong rezone** is made by Kay Beck, seconded by Patrick Reese, all in favor.

Mitch explains the rezone request and recognizes there are some people in the audience and some attending by zoom. We'll do the best we can. When people want to speak state your name.

Tamera Armstrong explains that they want to rezone 70 acers along Joes Gap Road back into AG so they can later make a gravel pit on the land. The place in question is on the East side between the road and the mountain. The are working with the engineers for a mining plan. Mitch says this was rezoned years ago to rural community. The process is they will need to rezone first then come in and have another hearing for a conditional use permit for the gravel pit. The city was notified city responded saying that other residences should be notified if and when they apply for the gravel pit permit. DEQ was notified and they sent a letter.

From the audience,  
In favor none, neutral none.

Against; Mike Ray speaks, it impacts his family he has a house near by lived there for 8.5 years. Others have moved there in recent years, there are others interested in moving in. Natural gas might be brought up the road. Potential for more rural housing. People go up the road all year long. Families with kids about 20 kids live on the road now. The road is used for all kinds of activity and recreation. Wildlife passes through the area. Thinks it is now zoned for the best use for the area. Potential for growth. Would negatively impact property owners. Talking about putting a mine next to houses, it's not just putting AG ground next to houses. Doesn't seem to fit the comprehensible plan. Conditional use permit should be for things that are harmonious to the surrounding area. Would affect the value of homes there. Would be noisy, dust and traffic, back up signals and crushers at all hours. No guarantee that a bigger corporation wouldn't come in and contract to work the mine. There will be a scar on the mountain forever that would look ugly. There are better places in the valley to put a mine.

Next Bryce Thompson purchased land recently on the road. Property value and aesthetics would be impacted. He works for county road and bridge, he physically does the dust guard for the county. It lasts a month. People don't like it, bad for crops, and cattle. Irrigation in that area will be effected. Can deal with a residential traffic but not with the heavy truck traffic.

Don Becker owns property on Joes Gap road. Would echo everything first guy said. When he bought he did his due diligence. Knew what was around him and there was no gravel pit. In Utah there are lots of gravel pits. This is steep property and the run off could be going to his house, that would be bad. Gravel pit would effect property value.

Lady next to Chase Hulme subdivision. It would be a nightmare. They can hear trucks in the house now, this would be worse. Trucks would damage the road. Sometimes elk are fed there.

Zoom callers. Person at 154 Joes gap road. Opposed to it for basically the same reasons.

Tamera Armstrong rebuttal only reason to rezone is for the gravel pit otherwise it will stay as it is. Was thinking that a gravel pit would restrict more homes being built. Doug Armstrong on zoom responds, he has seven more lots he could sell. Don't really want a lot mot residences there. On AG ground there could be a lot of noise and dust from tractors farming and other stuff. There is already noise pollution from the county shop and yard, and others. Understands about the dust, but most of the prevailing winds would blow it back onto the land. Wildlife come in the winter, most winters they will have their stock piles done and not digging. Shouldn't affect the wildlife. He would negotiate for the operating hours. Says the county road is already built well should handle the loads. Understands the truck traffic, but most of the houses are set back off of the road now. Sees their concerns, there is a lot of growth. Not as

simple as finding any ground out of the way to do this, it has to have the resources there. Thinks it will all look nice after the gravel pit is done it will be reclaimed. Animals come down but fish and game have to push them back up. Question from board what size of operation would it be? Answer North East corner but rezoning all 70 acers to make it simpler to keep it all the same zone. About 40 acers would be affected by the mine. How Long before he can reclaim it? About 8 years, including reclamation. He paid 1800 to rezone and if he can't do a mine then what?

- **Motion to close hearing** made by Kristy Crane, seconded by Sean Bartschi all in favor.

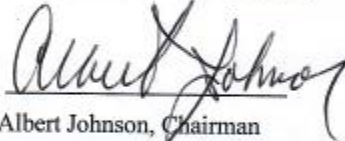
Deliberation The rezone and the conditional use are intertwined but they can only decide on the rezone now. Will need to have another meeting for the conditional use. We don't have a clear definition of when a gravel pit goes from AG to industrial. Right now we are only considering the zoning change back to AG. Having knowledge of what the future intent is, is useful, but can't be part of today's decision.

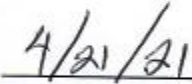
- **Motion to approve the zone change to AG** is made by Patrick Reese seconded by Sean Bartschi, all in favor.

Other business there is some legislation being proposed to require different publications for hearings and other legal meetings.

- **Motion to approve January 21<sup>st</sup> minutes** made by Kristy Crane, seconded by Kay Beck, all in favor.
- **Motion to adjourn** is made by Kristy Crane, seconded by Sean Bartschi all in favor.

**APPROVAL OF MINUTES:**

  
Albert Johnson, Chairman

  
Date





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**TO: BEAR LAKE COUNTY PLANNING & ZONING COMMISSION**

**FROM:** Albert Johnson, Chairman, Bear Lake County Planning & Zoning Commission

**DATE:** Monday, February 9, 2021

**RE:** Bear Lake County Planning and Zoning Meeting

**The Bear Lake County Planning & Zoning Commission will hold its regular scheduled meeting on Wednesday, February 17, 2021 at 7:00 pm**

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

This meeting will also be available electronically using the "zoom" platform at the following URL:

*<https://us02web.zoom.us/j/85489563007>*

*Meeting ID: 854 8956 3007*

**Public Hearings:** Doug Armstrong/ rezone parcels #3199.00 and 03814.00.

#### **Action Items**

1. Approval of Agenda
2. Doug Armstrong/ rezone parcels #3199.00 and 03814.00  
rezone 70 acres from rural community to agriculture
3. Work meeting
4. Old Business
5. Approval of minutes
6. 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.