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

PLANNING & ZONING MEETING
March 18 ,2026
Paris Courthouse Commissioner's Room
PARIS, ID.

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

P & Z March 18, 2026

Chairman Johnson began the meeting at 7:05 pm and led the pledge of allegiance.

Motion to approve the agenda as posted with amendments is made by Eric Bomsta, seconded by Kristy Crane, all in favor.

Avyant Rezone, Brady Smith/Cody Thompson, Brady Smith representing the applicant. Here to request a rezone from AG to Rural Community. He has as heard they will need some road enlarging. There is a problem if they decide to leave it as AG. Mitch says we had a public hearing in November there was some things missing in the application then. The county attorney said the road needed to be enlarged for the Rural Community Rezone. The board has a map showing the width of the road at different points. It's a county road needing 25' of driving surface. There isn't enough room there now for the size of road. There are two subdivisions along the road there now with that width. None of the roads there are 60 ft wide now. Brady says they will be improving the sides of the road if approved. The concern now is from the HWY Department going to the subdivisions. The attorney says he agrees with the board's comments today. He says there are lots of documentation in the ordinances requiring the width of road. There is some discussion about the right-of-way. Do they have the right of way? The attorney says it should be up to the applicant to verify the right of way is there. Does the county have an easement on that road? The county claims that road as a county road. The county is plowing to the corner already and that part is a little narrow now. The ordinance says it must be 18' or

greater. The applicant is proposing 24 ft. width. The subdivision they are proposing will be 9 lots. Other subdivisions have been expected to bring the road up to the 24' width. Cody Thompson another owner asks. About the number of lots and did the other subdivisions have to widen the road. Kristy explains the other subdivisions did it under a different part of the ordinance at that time. Now with them being AG and trying to go to Rural Community it requires 24ft width. He asks is it just the width that they have to widen? Or do they have to do the profile. Meaning the entire base and surface. In a different experience the county has provided the equipment and labor, and the owner provided the gravel for road widening. Is the board willing to approve this if the county can work with them on fixing the road? The applicants would be willing to widen the road if they could come to an agreement with the Road and Bridge on how to do it. If they can't get the Road and Bridge and the P & Z board to agree, then they want everything to go back to where they were as AG property. Tonight is only to decide if they can do it, it's not a rezone meeting tonight.

Lot split- Daryl Arnell 835 Transtrum Rd no one here for this one. Mitch says Daryl has submitted application for lot split. They met all requirements and submitted all paperwork. They are working on negotiating an easement.
Kyle Livingston, an owner says they have spoken with Daryl about the easement with the other property owners, the Bundersons. They have signatures. Daryl has two easements now, he is working out a deal to combine them into one. Or use the old ones. Kyle and Daryl each want to split their property, and they need to provide a right of way for the Bundersons on the South so they can access. Nothing new on the staff report.

Motion to approve the Daryl Arnell lot split because it meets the zoning density and other requirements subject to the submittal of approved and recorded easement agreement is made by Kristy Crane, seconded by Deven Boehme, all in favor.

Lot Split Kyle Livingston 700 Transtrum Rd, Kyle speaks to this one. It's just the second half of the other one and basically the same. He asks if the buyer fails, is lot split set in stone? Answer is yes, if the board approves the lot split, it remains.

Motion to approve the Kyle Livingston lot split because it meets the zoning density and other requirements subject to the submittal of approved and recorded easement agreement is made by Devin Boehme, seconded by Eric Bomsta, all in favor.

Subdivision land use ordinance review. It's proposal to not discuss this one until there is a bigger quorum. Postponed to next meeting.

Discussion of cargo container provisions. What is the question about these? Long ago the board talked about this because of the logos on the sides and general look of these in the county.. Rich County don't regulate them at all. Should we just list them in the setback requirements? It's decided the board could change the ordinance to permitted, and they will have to meet the setback requirements. This change will be included in future discussions of the land use ordinance.

Old business, none this evening.

Motion to approve January minutes is made by Kristy Crane, seconded by Devin Boehme, all in favor.

Motion to adjourn is made by Devin Boehme, seconded by Eric Bomsta, all in favor at 8:11pm

Approval of Minutes:

Albert Johnson, Chairman 4/15/24

Albert Johnson, Chairman Date