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

Planning & Zoning Committee Meeting Minutes

Date: July 15. 2026
Chair: Acting Chair Kristy Crane
Meeting Called to Order: 7:09 p.m.

Opening Business

- The meeting opened with the **Pledge of Allegiance**.
- Kristy Crane served as Acting Committee Chair.

Agenda Approval

- **Motion:** Approve the meeting agenda.
- **Moved by:** Sean Bartschi
- **Seconded by:** Todd Transtrum
- **Result:** Motion carried.

Findings of Fact and Conclusions – Rand Robison Conditional Use/Subdivision

- The Findings of Fact and Conclusions for the Rand Robison Conditional Use/Subdivision were presented.
- No discussion was held.

Motion: Approve the Findings of Fact and Conclusions for the Rand Robison Conditional Use/Subdivision.

- **Moved by:** Todd Transtrum
- **Seconded by:** Sean Bartschi
- **Result:** Motion carried.

Comprehensive Plan and Land Use Ordinance Update

Presenter: Mike Hansen, Comprehensive Plan Consultant

Mike Hansen provided an overview of the Comprehensive Plan update and discussed the project's current status.

Discussion Highlights

- The draft Comprehensive Plan is expected to be ready for adoption by **December**.
- Public outreach opportunities were discussed, including participation at the county fair and other community events.
- Committee members emphasized the importance of:
    - Making ordinances easier for the public to understand.
    - Clearly explaining how and why land use regulations work.
    - Improving document formatting to enhance readability.
- Mike Hansen presented examples of land use layouts and gathered committee feedback.
- Discussion included:
    - Addressing the needs of the county's smaller communities.
    - Whether individual sections should be included for each town.
    - Short-term rentals and the limitations imposed by Idaho State Code.
- The draft Comprehensive Plan will be shared through a **Google Docs** format to allow public review and comments.
- The committee discussed the need for an online presence to improve public access to planning information.
- Mr. Hansen noted his team is reviewing neighboring comprehensive plans to identify issues that could impact the county.
- Code enforcement will also be addressed within the updated plan.

Public Hearing – Union Wireless Cell Tower

Opening Public Hearing

Motion: Enter Public Hearing.

- **Moved by:** Sean Bartschi
- **Seconded by:** Patrick Reese
- **Result:** Motion carried.

Presentation

Chris Schlax, representing Union Wireless, presented the proposal to replace the existing communications tower with a new **80-foot self-support tower**.

Key discussion points included:

- Replacement is partially driven by the need to remove Chinese-manufactured equipment due to national security concerns.
- The proposed tower will operate on the same frequencies as the existing tower and is not expected to interfere with other communications.

Public Comment

- Kathi Izatt referenced a Land Use Ordinance provision regarding uses that may be excluded from requiring a Conditional Use Permit.
- Chris Schlax and Tyler (Union Wireless) stated they believe the project does require a Conditional Use Permit.

Closing Public Hearing

Motion: Close the Public Hearing.

- **Moved by:** Patrick Reese
- **Seconded by:** Todd Transtrum
- **Result:** Motion carried.

Committee Deliberation

The committee reviewed the application and considered the public comments.

Motion: Approve the Conditional Use Permit for the Union Wireless Cell Tower.

- **Moved by:** Sean Bartschi
- **Seconded by:** Patrick Reese
- **Result:** Motion carried.

Findings of Fact and Conclusions – Ephraim & Tiffany Hoge Subdivision

The committee reviewed the Findings of Fact and Conclusions for the proposed subdivision.

Discussion Highlights

- Ephraim and Tiffany Hoge discussed requirements they believed were unnecessary or not applicable to their property.
- Committee members asked questions regarding the purpose of several subdivision requirements.
- Ronnie provided additional context and guidance regarding the application.
- After discussion, the committee agreed to:
    - Remove the requirement for a cattle guard.
    - Replace the proposed berm with trees as a more appropriate buffer.
    - Require the trees to be planted during the development process.
- Ronnie also discussed the future role of the HOA in maintaining the landscaping.

Motion: Approve the Findings of Fact and Conclusions for the Ephraim and Tiffany Hoge Subdivision with the committee's stipulated amendments.

- **Moved by:** Patrick Reese
- **Seconded by:** Todd Transtrum
- **Result:** Motion carried.

Kristy Crane read the approved amendments into the official record.

Kendall Roberts Lot Split

Property: 134 Liberty Cemetery Road

Kendall Roberts requested approval to divide the property into two lots.

Motion: Approve the lot split.

- **Moved by:** Sean Bartschi
- **Seconded by:** Todd Transtrum
- **Result:** Motion carried.

Findings of Fact and Conclusions – Ralph & Michelle Lewis

Property: Fish Haven

The committee reviewed the Findings of Fact and Conclusions.

Motion: Approve the Findings of Fact and Conclusions.

- **Moved by:** Todd Transtrum
- **Seconded by:** Patrick Reese
- **Result:** Motion carried.

Approval of Previous Meeting Minutes

Motion: Approve the meeting minutes.

- **Moved by:** Sean Bartschi
- **Seconded by:** Patrick Reese
- **Result:** Motion carried.

Accepted on: 19 Aug 2026 By: Kristy Crane
Date Kristy Crane, Acting Chair