



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

PLANNING & ZONING MEETING
November 19, 2025
Paris Courthouse Commissioner's Room
PARIS, ID.

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

Chairman Johnson welcomes everyone at 7:00 pm.
 The pledge of allegiance is said.

Chairman Johnson starts the meeting.

No corrections to the agenda.

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

Motion to open a Public Hearing for the Brady Smith Rezone Application is made by Todd Transtrum, seconded by Eric Bomsta, all in favor.

Mitch explains the situation, this is along Joes Gap Rd. Its Community Expansion now, they want to rezone to Rural Community. He explains the state of the road now, and the area properties. The Montpelier City and County is in the process of changing the zoning, but it may take awhile. The applicant wants to move forward now. Paul Fitzer doesn't have any changes. Chairman Johnson is concerned about the road now. The size of the road is too small now for any future development. If they move forward with the rezone, it will be contingent to the road being brought up to ordinance requirement before development could move forward.

Motion to go out of Public Hearing is made by Todd Transtrum, seconded by Kristy Crane, all in favor.

Deliberation, they either grant the rezone with conditions to bring the road up to standards. Or require the road be brought up before the rezone. Do they have enough grounds to deny it now. They feel like they do with the road undersized.

Motion to table this until a development agreement is made until February 2026 made by Eric Bomsta, seconded by Todd Transtrum, all in favor.

Opinion from Paul about procedures in hearings for conditional use and preliminary plats.

Motion to open hearing for Rand Robinson Conditional Use request is made by Kristy Crane, seconded by Todd Transtrum, all in favor.

Tim Christenson describes the plat they have been working on. Concern about the length of driveways, culverts & approaches installed without permits. Best way to mitigate it now would be to take it out. The county road and bridge superintendent was told this was approved, when it never was approved by the county. Rand says if that was said he misspoke. The county requires a certain amount of access to each parcel. The accesses and drainage are the main concerns at this point. Rand has asked for a fencing waiver. He submits plans for a wooden fence. The board feels the wooden fence would be at least as good as wire.

From the public, Stacey Larsen representing the canal company. They have concerns. The ditch has snow in the spring and can flood the field in question. There is a right of way for the ditch company to clean the ditch.

Holden Budge, real estate agent wants to list these lots if approved.

Cooper Jensen, member of the ditch company. They can't just do what they want with the ditch. It's not the ditch company's responsibility to pipe the ditch.

This plat creates a 30' wide easement with 15' on each side of ditch.

Adreain Robinson dug test holes for the septic system. He is aware of the ditch there.

Mitch says most everything in his staff report has been covered.

Motion to close Public Hearing is made by Eric Bomsta, seconded by Kristy Crane, all in favor.

Deliberation; Question for Paul, if there are changes to the plat mostly the road access, would it require another public hearing. He says no since it's mostly talked about now. They have to consider the preliminary plat first, then combine the preliminary plat and conditional use permit. Paul says the conditional use permit is tied to the zoning. The preliminary plat is tied to the ordinance. The terminology is for the residential use since it's in that zone.

Motion to approve the Conditional Residential Use is made by Eric Bomsta, seconded by Kristy Crane, all in favor.

Deliberation for the plat, there is some information lacking on the plat. Paul says there could be conditions in the approval listing the changes that would have to be amended. Or have them redo the plat and come resubmit. How will future owners know of possible flooding? Mitch reads the list of concerns the board has with the plat, access roads, run off, flooding etc.

Is there going to be an HOA? The board feels they would rather have these issues put in the plat and come back for another meeting. Can the applicant state on the plat that this land is below a canal, buyer beware. Paul says that we can't ask that of future owners beware, that's not good procedure for plats.

Mitch reads from the ordinance stating that the corrections would have to be constructed before the final plat is approved.

Motion to table this until future date for final approval with the items corrected on the plat and constructed on the ground. (Mitch has the list to input here). Is made by Eric Bomsta, seconded by Todd Transtrum, all in favor.

Motion to approve the Finding and facts and Conclusions for Kyle Allred property is made by Eric Bomsta, seconded by Todd Transtrum, all in favor.

Lot split for Jean Brown. Jean Brown presents, they would like to split off 1.8 acres where the old house is on. They have approval from the Health Department for a septic system depending on approval from the board. Mitch gives the report. They are exempt from the sewer connections requirements. They meet the requirements of the ordinance.

Motion to approve Jean Brown lot split is made by Kristy Crane seconded by Eric Bomsta, all in favor.

Jason Wilde lot split. Mitch gives staff report. The application meets the requirement of the ordinance.

Motion to approve the Jason Wilde lot split is made by Todd Transtrum, seconded by Kristy Crane, all in favor.

Katheren Stallings lot split. Katheren presents, they want to split off an acre to build a home. They split off some ground there 5 years ago. Mitch gives staff report. They meet the requirements for the ordinance.

Motion to approve the Allan Stallings lot split is made by Eric Bomsta, seconded by Kristy Crane, all in favor.

Review Subdivision and Overlay Provisions. Discussion on the overlay zone, number of homes per acre in the AG zone.

Motion to approve minutes from last month's meeting is made by Kristy Crane, seconded by Eric Bomsta, all in favor.

Approval of Minutes:

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Albert Johnson

Albert Johnson, Chairman

1/21/24

Date