



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

PLANNING & ZONING MEETING
November 20, 2024
Paris Courthouse Commissioner's Room
PARIS, ID.

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

Welcome by Chairman Johnson at 7:02 pm he leads in the pledge of allegiance.

- **Motion to approve the amended agenda with the correction from Lars Nielson to Lars Jensen, and the removal of the St Charles cell tower made by Kristy Crane, seconded by Devin Boehme, all in favor.**
- **Motion to go into hearing for Cory Nielsen/Conditional Use Permit is made by Patric Reese, Seconded by Devin Boehme, all in favor.**

Cory wants to do a shipping container storage unit business. He wants to line up 200' of containers, "one trip" containers so they are looking nice. This is on Bern Road near the Montpelier sewer ponds and animal shelter. There will be two rows of containers. The backs of the containers will face the road, so it will look like a vinyl fence. The property is fenced, they will do another fence around the containers for animals. They will need to have the 30' setbacks from the road.

From the crowd? Bill Stock has a question. In the land use ordinance under containers, they all require a conditional use permit. The conditional use permit has a \$100 fee for each container. Bill thinks they should pay \$100 for each container. That could cost \$5000. He says it's in the ordinance.

Mitch reports all notices went out on time. He explained how he posted the land. The property is about 10 acres, there is room to expand.

No other questions. To address Bills concerns Mitch reads the ordinance from the book. It's discussed that the county hasn't required payment per container when others have placed more than one at a time. It was covered under one conditional use permit.

Cory comes back up. Says he has other units for rent, in other areas, and people love these. They are better than build in place units. They are better against rodents and dust etc. He wants his customers to be happy.

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

Deliberation.

- **Motion to approve the conditional use as presented by Cory Nielsen with the correction that all containers will meet the 30' setbacks from the road, is made by Eric Bomsta, seconded by Devin Boehme, all in favor.**

Lars Jensen lot split. Lars wants to split the house lot off of a larger lot. Mitch says its In Ag Zone it's 1.5 acres it fits the requirements of the ordinance.

- **Motion to approve the lot split is made by Kristy Crane, seconded by Sean Bartschi, all in favor.**

Review the alternative energy ordinance. There is an applicant who wants to put in 3 solar arrays to provide power for irrigation. We don't have anything in the ordinance. Attorney says we should write something into ordinance. There was one solar array like this in Rich County that caught fire, fire crews couldn't fight it. They didn't know who owned it. Fire marshal Mark Parker says roads to these should be made wide enough to get trucks in for emergency response. In case of fire would have to haul water and the road should be wide enough to allow trucks to pass.

Mitch reads in the land use ordinance, it becomes a solar farm by definition. Mostly when making power for some other place, not just consumed on the same property. Most people on the board agree that solar panels aren't pretty to look at. Kristy asks, What will "derange people" the least? Should the board put something in the ordinance that addresses this. One other request for a solar farm was addressed by conditional use, and they never finished. If allowed in the ordinance should it be only in Ag zone or other zones as well? If we include windmills, we should specify that the county will never receive the used windmill blades. They are a hazardous waste thing. Mitch will tweak the ordinance and bring it back in another meeting.

Lot line adjustment provisions. Mitch is seeing more of these things. Maybe we should have something better in the ordinance. We have been making boundary line agreements for some time. They think this is different. Lot line adjustments are different. If a person owns all plats and wants to adjust to make things work better, then it is useful.

A person wants to bring in an asphalt batch plant. It's not in the ordinance. It could be temporary, and nowadays it's not as stinky as it used to be. This guy wants it to be permanent. He wants it as close to the lake as he can. We'll look into it.

Bill brings up concern from the last month's minutes. Says there was a motion made but it never got in the minutes. Mitch says they will correct the minutes and bring them next month.

Mitch has had instruction there is no need to have a motion to adjourn. Mitch learned new stuff from a meeting, reading from his notes he says; Most things were common sense, and members should disclose things talked about outside meetings. Eric asks about a past topic.

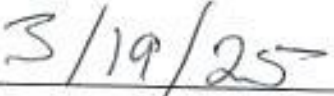
There can be an enforcement board for someone who violates ordinances. It's the board's responsibility to respond to the violations. It's new to us and we may need to start doing this. It will be on the agenda for next time.

There will be no December meeting.
Chairman Johnson calls the meeting at 8:11pm.

APPROVAL OF MINUTES:



Albert Johnson, Chairman



Date