



Planning & Zoning Commission  
30 North Main Street  
Paris, Idaho 83261

**PLANNING & ZONING MEETING**  
**April 19, 2023**  
**Paris Courthouse Commissioner's Room**  
**PARIS, ID.**

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

Chairman Johnson welcomes everyone at 7pm and asks Kristy Crane to lead in the pledge of allegiance.

No changes to the agenda.

- **Motion to approve the agenda is made by Kristy Crane, seconded by Patrick Reese all in favor.**

Mixing up the order of the agenda Chairman Johnson starts with

**#3 Thom Morgan, 7 Mile Ranch.** Thom wants an extension in time to record his phase 2. Mitch says there is no problem with this, and it is an extension for only one year.

- **Motion to approve the extension for 7 Mile Ranch for one year is made by Kristy Crane, seconded by Patrick Reese, all in favor.**

**#4 Brian Hirschi lot split along the East Shore.**

Brian Hirschi wants a lot split on some new land that he recently acquired on the East Shore. This is mostly to satisfy the bank. The survey was recorded a month ago. He apparently bought some acres and combined it with another acre and the bank didn't like it. Now he wants to divide it again. Mitch says there is no reason to deny.

- **Motion to approve the Brian Hirschi lot split is made by Patrick Reese, seconded by Kristy Crane, all in favor.**

**#2 Jeff Gibson Conditional Use Permit for Liberty Ranch Park.**

- **Motion to go into hearing for Jeff Gibson Conditional Use Permit for Liberty Ranch Park is made by Kristy Crane, seconded by Patrick Reese, all in a favor.**

Jeff Gibson, owner of liberty ranch bought it 4 years ago. People started to come and rent and stay. He really wants to raise cattle. But he started to let others come and stay. He doesn't want to do a campground for individual, he wants to do it for groups. Tells experiences of people who came up to stay or help him. Has never advertised. He built it for the grandkids, but they don't come all the time. Says his neighbors have been helpful. He didn't know doing this would cause a division in the area. He had a group of veterans come in and felt peace there. Wants to have a safe place for people to come to. Wants to do it right if they do it at all.

Chairman Johnson explains some of what to expect in the hearing. Says there are things missing on the submitted map that should be there. Some things need to be recorded; some need the survey. Jeff thought he submitted it. The board can't tell where things are with the paperwork that was submitted. For the board to decide they need more information. Albert reads the requirements for a conditional use permit application. Much that is required isn't submitted. The board doesn't have enough details to make a decision. To do a conditional use permit for a campground the ordinance should be followed.

The question is posed, Does Jeff have water. He lists the different ways he has access to water. He also has out houses. He is asked how many people will he allow? He wants to sleep 50 people, then have room for tents, maybe up to 85 . Really don't know how many people will be there. He has 12 acres to put them on. Kristy wants to know the number because of egress ingress, road usage, bathrooms, other safety things. The Conditional Use permit will be based on that. Is there just one well? Jeff answers the water he uses is part of the shares of irrigation. Has culinary for some things. Wants to set up a treatment for irrigation water for human use. Has two houses on the property now and is building another house now. On the map he wants to have RV sites and Conestoga wagons, He has one wagon now. Wants to have 4.

From the audience:

Chairman Johnson explains how they should address the board and keep it pertinent. Try to stay to 5 min or less.

- Bill Stock according to the application are they applying for a campground or Glamping. A campground is different. RV parks and campgrounds provide a space and people bring their stuff to camp. With Glamping, the park provides accommodation more like a motel. Therefore, it should be treated differently. If it's more like a motel or glamping it will need to be zoned commercial since it's not camping.

Mitch says the variance was first submitted but then they realized he really needed a conditional use. The meeting was advertised as a Conditional Use. The camping ordinance was designed to have some of these things included. Maybe more information should be given, but he thinks that glamping is still camping. A commercial zone may not fit this area. Mitch asked, "can we interpret this as a campground". "We have the ability to do so if we want", the attorney said, "conditional uses are defined by the use they agree on. Each is evaluated by the needs and uses they apply for".

- Kathy Marshal gives pictures to the board. On June 15, 2022, they tried to split their property, and it was turned down. Says Jeff has been renting out for three years. Says he has been nice, but doesn't think Jeff should be allowed to get this CU. One picture shows lots of dust. Can't open the windows in her cabin. One picture shows lots of tents and out houses close to the fence. Says that troubled youth are there thinks she is in



danger. Lots of nonlocal people driving on the road. People drive motorcycles and 4 wheelers and that makes a lot of dust. She has a cabin on her place.

- Richard Marshal owns next to him. Says Jeff told him everything there is for his kids. But he started renting and now says he can't afford to keep the ranch without renting it out. Says there needs to be an egress and ingress there isn't now. From the RV ordinance he isn't in compliance now and he is renting now so is in violation. He has copies of reviews found in Google that he gives to the board. Some have said they are already booked for next year. Marshal wants it denied since Jeff is renting it now.

Chairman Johnson says all his concerns will be incorporated in the conditional use.

- Cody Miller met Jeff last year, thinks what he is doing is professional and thinks it's done well and there are things that could be done better.
  - Daren Beard owns just below Jeff and has shares in the same ditch. Concerned about how it will affect his water use.
  - John Gambling is concerned about water. There are lots of trees and a fire would go bad. People come here and don't care about the county. Ranching and commercial don't mix. Construction workers drive too fast on the road.
  - Mike Derricott had his shop broken into. Wonders how safe he will be. Can't catch people.
  - Ralph Neilson lives on the road has grand kids; He is concerned about the traffic. Kids play outside. Lives there because it's a quiet country place.
  - Bob Skinner The road is bad, junk, now it's mud then dust. If there is no maintenance on the road, he can't support Jeff. If they don't repair the road, it's a mess.
  - Charlyn Skinner says the dust is bad from the traffic. Has been there 50 years. Don' like the road people drive too fast. The workers for Jeffs place have damaged the road. Wants the road rebuilt.
  - Michelle Fillian wonders about water. Is Idaho water resources going to require testing?
- Answer: DEQ will do the testing. The board will put it into their hands and let them tell us what it will do.

Jeff's rebuttal: He thanks the neighbors, apologizes that he wasn't better prepared. Will like to redo and come back. Asks is there any reason he can't have a group or two come and stay at the place. The board thinks if it's every week then it acts like a business and should be treated like a business.

- Charlyn again says Jeff had a program before listing everything he was planning last year. And he had everything planned last summer.
- **Motion to go out of hearing for Jeff Gibson Conditional Use Permit for Liberty Ranch Park is made by Patrick Reese, seconded by Rob Smith, all in favor.**

Deliberation by the board: They don't have plans; some things are close to the fence. Can see how it started out with the family and its fun and then people come, and it grows into a business. The reviews make it look like a business. Suggestion to table this until concerns are met. If the board tables it, will the Gibson's be required to stop renting? The weather will prevent it for now.

- **Motion to table hearing for Jeff Gibson Conditional Use Permit for Liberty Ranch Park until things are better prepared to meet the ordinance for the campground ordinance is made by Kristy Crane, seconded by Patrick Reese, all in favor.**

**Gary McKee Hairrup Rod discussion** It's a small two track now and borders the reserve on the North. There are 5 or 7 pieces of property on the north side now. The lots there are 5 to 20 acres. By the ordinance there can only have 4 homes accessed by the road. If people can't build they might put RVs on the lot, even though they would like to have homes. The county has a covenant and restriction for homes that don't meet the road requirements. People will camp on it if they don't have an option to build a home. Since we have the covenant and restriction, can they have the option to build? What if it's not a legal access? If people can get the easements from the other property owners, and sign a covenant and restriction, can people build?

**The board will talk about the Short-Term Rental Ordinance tonight** but will not pass anything Idaho Code says as a county we cannot prohibit short term rentals. But we can protect the integrity and people of the county. County can't regulate the marketplace of short-term rentals but can regulate the rentals in general. Commissioner Wynn Olsen joins the board. As a county we don't know how to handle short term rentals. Wynn explains what the commissioners have been working on this. They have had lots of people complain and the ordinance will address this. Some areas STRs have people checking on the property when renters are there, and act as a contact for emergencies. It does not provide for a grandfather clause. There is a lot of busy work in the ordinance, who will be doing that? It might have to be divided between law enforcement and building official and P & Z board. It will be renewed yearly and there will be a fee. The number of people per house is a concern. The sewer and water wells are a concern. DEQ and IDWR may need to be involved. We can look at other ordinances in other communities and build one for this county. Wynn says this is not to put anyone out of business. It's for the first responders. Neighbors could have the contact number to call. Mark Parker wants the board to keep the codes in place for short-term rentals.

- **Motion to approve minutes from last meeting is made by Kristy Crane, seconded by Patrick Reese, all in favor.**

This will be Rob Smith's last meeting thanks for the service he's given. He is given a present from the board.

- **Motion to adjourn is made by Rob Smith, seconded by Kristy Crane, all in favor at 9:40 pm.**

**APPROVAL OF MINUTES:**

  
Albert Johnson, Chairman

May 17, 2023  
Date