



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

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

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

Vice Chair Kristy Crane welcomes everyone at 7:03.
The pledge of allegiance is led by Todd Transtrum
No changes to the agenda.

- **Motion to accept the agenda** is made by Patrick Reese, seconded by Todd Transtrum, all in favor.

Lot Split for Mike Jaglowski-JJ Squared, Kim Ford engineering representing, says his client has 628 acres and wants to split that into lots. This is along or near 454 Bennington Cemetery Rd. This will separate the dwelling unit with 40 acres from about 628 acres. Mitch recommends an easement is made and recorded for future access to divisions that may be done. Kim shows some maps of where it's at.

- **Motion to approve the lot split for Mike Jaglowski-JJ Squared** 454 Bennington cemetery road is made by Eric Bomsta, seconded by Patrick Reese, all in favor.

Devin Skinner rezone discussion;

There are 10.3 acres outside city limits, and he is representing Jesse Birch. Wondering if they buy it can they zone it residential. Mitch found it's in the M2 area they don't allow residential building in the M2. They would have to be annexed into the city. Devin asks if they go to the city and the city allows it to go residential, would the P & Z have any problems? The board doesn't see any problems if the city will allow. If the city won't annex it the county could make the change only if the city says they don't mind.

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Short term rental ordinance discussion. Kristy has put together a hybrid model of STRs from other jurisdictions. That is using the parts from other ordinances the board liked. The board thinks it looks okay so far. The question remains how to decide how many people can be in the STR? What is the purpose of restricting numbers? Seems to be more problematic for parking, and on the neighborhood. The large numbers impact the sewer and roads and garbage. Family reunions on individual's property are different from STR rentals. The rentals have a larger impact. Air B & B caps the number at 16, but most rent to more.

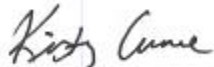
Some ideas for requirements in the ordinance might be: a list of safety features of the house, shut off switches and valves. Numbers of emergency personal and the Property manager who should be within 15-30 minutes. Mitch will put the changes in and make a draft ordinance and set up a public hearing for September.

Gravel pit ordinance discussion we only made one change. Could be ready to go to hearing, maybe not the same month as the STR hearing.

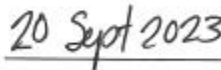
Motion to approve the last months minutes is made by Devin Boehme, seconded by Patrick Reese, all in favor.

Motion to adjourn is made by is made by Patrick Reese, seconded by Devin Boehme, all in favor at 8:33 pm.

APPROVAL OF MINUTES:



Albert Johnson, Chairman



Date