

## GOODING COUNTY PLANNING AND ZONING

April 24, 2017

The Commission met at 5:30 p.m. for a public hearing in the Gooding County Planning and Zoning meeting room with the following members present: Judy Stockham, Kathleen Goicoechea, Terry Ruby, Miles Hall. Prosecuting Attorney, Matt Pember, Ami Bennett and Missy Shurtz was also present.

Hearing Officer Ruby called the hearing to order at 5:35 p.m. Introductions were given. The Commission disclosed no conflicts of interest.

The first hearing was a Variance application made by Mark Sabala of Sabala Farms, Inc to construct a machine shed within the 50-foot setback from the county road on the property located in Section 25, Township 5 South, Range 14 EBM in the Agricultural Zoning District. The approximate address is 1792 E. 1650 S. The building is proposed to be 36 feet from the center of the 1650 South Road instead of the required 75-foot setback from the county road.

Mark Sabala, Sabala Farms Inc., 1819 E. 1550 S. Asking for the variance because of the end gun of the pivot. It is a dead end road to the West and we own all of the property on both sides of the road and all the way around that block. 100 yards off from the neighbor and the stop sign. Chuck Pavkov with the Gooding Highway District has no problem with it. There are haystacks now and they would go away and the shed would take its place.

Chairman Judy Stockham made a motion to incorporate the staff report into the record. Commissioner Member Goicoechea seconded the motion and it passed unanimously.

The first hearing was closed at 5:42 p.m.

The second hearing was an application for a Special Use Permit made by CS Properties Development, LLC for property at the southwest corner of Bob Barton Road (3500 South) and the 500 West Road on the Gooding/Jerome county line. The parcel is located in the NE1/4 NE1/4 of Section 31, township 8 South, Range 16 East, Boise Meridian in Gooding County. The application proposes a livestock transfer station.

Curtis Merrill deals with CS and is going to recuse himself.

Ron Parks, 783 East Redrock Dr., Meridian. CS proposal is livestock transfer station. Will have a 200 head capacity. The purpose is to accumulate small lots of animals, less than a semi truck load. Received daily between 7 am and 7 pm and shipped to a processing facility in Kuna. Some trucks may load during the nighttime. Animals will only be on sight for a few hours up to 1 to 2 days. No truck load will come to this facility. It will run 7 days a week. It will employ 1 full time & 1 part time employee. CS will not own any transportation trucks. The building is designed so the animal will have minimal distress and the pen manure will be removed frequently. Manure will be stored on sight until it reaches an end dump truck load capacity and then removed. This is different than a feedlot or dairy. The pens are only 22x34 with a capacity of 15 head per pen. Which is about 50 sqft per animal. Which reduces cattle movement and dust. Dust control sprinkler system will be installed. Flies will be controlled by spray. Odors minimized by feeding the cattle a low energy diet. No grain or silage. No liquid waste. The site will be bermed to control runoff. Lighting will be LED on 25 foot pole. And Shaded. Traffic is about 20 trailer loads. 6 to 7 semi loads. There is a high amount of truck traffic currently. Added tax base for Gooding County. Questions? The berm will be a minimum of 20 feet from the canal per canal company. Every pen has access to drinking water and a feed manger.

Chairman Judy Stockham made a motion to incorporate the staff report into the record. Commissioner Member Hall seconded the motion and it passed unanimously.

Written testimony: Wendell Highway District and Riedesel Engineering, see attached exhibit A, Jerome

Highway District, see attached exhibit B.

Supporters:

Rex Hoagland, 1100 Burnett Dr., Nampa. He works for CS Beef Packers. This facility will not know the numbers right now. He has seen the pictures on the turn radius and he doesn't feel that they will impact the truck traffic that much, but the benefit will be great for Gooding County.

Curtis Merrill, 1972 E 3200 S, Wendell. They are a family run operation. They run a very professional very good operation.

Ron Parks to discuss the highway districts letters. He has a traffic study from 2015. 150 vehicles per day on that road. He does not think that CS should have to provide funding for that. They will pay for a traffic study but not commit beyond that.

The second hearing was closed at 6:06 p.m.

The third hearing was an application for a Confined Animal Feeding Operation made by: Southfield Land & Livestock, LLC. Proposed location is approximately 1999 South 1300 East, Bliss, ID 83314. Property is located within Sections 7, 10, 15, 18, Township 6 South, Range 14 East, Boise Meridian in Gooding, Idaho. The application proposes a dairy calf-raising facility. In accordance with Idaho Code § 67-6529, only members of the public with their primary residence within a within a one (1) mile radius of a proposed site may provide comment at the hearing.

Curtis Merrill said he buys from Westpoint Heifers (also referenced as Southfield Land & Livestock), does purchase from Westpoint, but does not feel the level of business he does will impact his ability to objectively hear this hearing. Commissioner member Ruby agrees.

Donell Fluckiger, the engineer. He has a powerpoint to demonstrate the layout of the facility. 1240.364 total acres will be included in this CAFO. According to the nutrient management plan there will be 1048 for manure and waste water. 5243 Animal units. Powerpoint presentation see attached.

Commission member Stockham asked about the dust on the airport overlay. She also asked about light pollution, and liners for the holding ponds. She also asked about manure storage.

Nick Southfield, Manager of Westpoint. They will follow any rules made by the ISDA. Right now the operation is in 4 separate locations and they are wanting to combine them into one location for efficiency.

Dan Steenson, attorney for Southfield. He just reiterated that they will do exactly what DEQ, ISDA and IDWR require of them.

Chairman Judy Stockham made a motion to incorporate the staff report into the record. Commissioner Member Merrill seconded the motion and it passed unanimously.

Written testimony from:

Big Wood Canal Company, they have no issue as long as the rules are followed.

IDWR transfer approval notice. Confirmation of transfer of water rights.

John & Lorna Moline; see attached

Aaron & Kathy Sanders; see attached

Supporters:

Ben Gnesa. This would be good for the county.

Stephanie Kulesza, author of the Nutrient Management Plan. It is an approved plan and reviewed annually to make sure all it is being followed.

Uncommitted:

Pat Richards, 1994 S. 1200 E., Gooding Closest resident. Dirt is high in clay. Not worried about lagoons. Biggest concern is flies, dust & smell. Doesn't want 5200 new neighbors but is ok with it.

Opponents:

Keith Beebe, 1526 E 2000 S. Gooding. Concerns are the canal and runoff. Property value??

Patty Hooper, 2225 S 1200 E., Bliss (Tuttle area). See attached.

Tammy Wagman, 1603 E. 2100 S., Gooding. The runoff is her concern. The decrease in property value.

Bev Bryan, 1998 S 1500 E, Gooding. Dust is her concern.

Rebuttal:

Dan Steenson did a rebuttal.

Nick Southfield talked about his dad's house.

Third hearing closed at 7:21 p.m.

The regular meeting of the Planning and Zoning Commission was called to order at 7:30 p.m.

Minutes from February 21, 2017 were approved by email.

The variance for Sabala Farms

Criteria

- Moved and 2<sup>nd</sup> that #1 has been met. 3-I's, 1-No, 1-abstin
- Moved and 2<sup>nd</sup> that #2 has been met. 4-I's, 1-No
- Moved and 2<sup>nd</sup> that #3 has been met. 4-I's, 1-No
- Moved and 2<sup>nd</sup> that #4 has been met. 4-I's, 1-No

Variance has been met and approved. Commission member Ruby moved, Commission member Goicoechea second. 4-I's, 1-astained

Special use permit for CS Properties

Chairman Stockham wants a traffic impact study recommendation in hand before decision will be made.

Confined Animal Feeding Operation Permit made by Southfield Properties LLC

Chairman Stockham would like to make a recommendation. She wants more information. Miles Hall would like more information concerning the airport overlay.

Discussion over contiguous meaning in the ordinance.

Mario de Haro joins discussion with commission about regarding waste management.

There will be a continuous meeting.

Meeting Adjourned.

