

GOODING COUNTY PLANNING AND ZONING

May 24, 2022

The Commission met at 5:30 p.m. for a hearing in the Gooding County Planning and Zoning Meeting Room with the following members present: Miles Hall, Chairman, Curtis Merrill, Rand Bergstrom, Kathleen Goicoechea, Connie Flinders. Gooding County Prosecutor, Trevor Misseldine, Cathy Harris, P&Z Administrator, and Missy Shurtz, P&Z Administrator Assistant were also present.

Hearing Officer Rand Bergstrom called the hearing to order at 5:37 p.m. Introductions were given. Rand asked for any conflicts with the Commission, there were none.

The first hearing is a Special Use Permit: *application made by:* Big Sky Dairy, 430 E. Yakima Ave., Jerome, Idaho. A request to install, for employee housing, several manufactured homes on a 35-acre parcel located within Section 33, Township 6 South, Range 14 EBM near the Shoe String and 1400 E. Rd., Gooding, Idaho 83330.

It is zoned Agriculture.

TJ Ringling, 45 Canyonview Rd., Jerome. Big Sky Dairy, located at 2330 S 1400 E, Gooding, wants to build 2 stick built homes and 1 manufacture home for employee housing on the 35 acre parcel. The manufacture home will go in the same place as the home that burned down.

Cathy read in the staff report.

Written testimony:

Gooding Fire Dept. – Chief Covey had no problems or concerns.

Gooding Hwy Dist. – Justin Clapp has no issues with them adding more housing.

SCPHD – the owners will need to obtain a septic permit for each house.

Idaho Power – the will provide power to each house.

North Side Canal Company – There are no water shares near that parcel and there are no canals

near that parcel.

Supporters: None

Uncommitted: None

Opposed: None

Close the hearing at 5:45 pm.

The second hearing is a Special Use Permit: *application submitted by:* Corey Rainwater, 1025 Wyoming St., Gooding, Idaho. Property owned by Jeazec, LLC., 688 W. Amidan Dr., Bldg.4X, Unit 2, Ogden, UT 84404. A request to construct a club house on a 320 acre parcel located at 498 State Hwy. 46, Gooding, ID. It is within Section 23, Township 3 South, Range 15 EBM. It is zoned Agriculture.

Corey Rainwater, 1025 Wyoming St., Gooding. Jeazec, LLC wants to build a clubhouse. The property is North of Gooding fka Gwinn Springs Ranch. It will be a 6,000 sqft structure containing 10 bedrooms, 10 bathrooms, kitchen, gym, and rec area. The owners will obtain a

very large septic system approved by SCPHD. The structure will be built SW of the current home. The property is outside of the Gooding Fire District, however, they are purchasing one water truck from the Gooding Fire District.

Cathy read in the staff report.

Written testimony:

Gooding Fire Dept. – Chief Covey recommended a 5,000 – 10,000 – 12,000 gallon underground cistern

Supporters: None

Uncommitted: None

Opposed:

Jared Clawson, 498 State Hwy 46, Gooding. He stated that there were over 100 people in their immediate family and they would like to hold family functions there with room for their family.

Close the hearing at 5:57 pm.

The third hearing is a Special Use Permit: *application submitted by:* Brad Wills, 222 Shoshone St. West, Twin Falls, Idaho. A request to construct 2 private boat docks near the 1000 E. Rd., Hagerman, ID. It is within Section 1, Township 8 South, Range 13 EBM. It is zoned Recreational.

Brad Wills, 222 Shoshone St. W, Twin Falls. He would like to install 2 boat docks on 4 parcels that is 13 acres. They want 2 dock permits. One dock between lots 2 & 3 and one dock between lots 4 & 5. There is a dirt road now. He would like to put them in this summer. There are no homes on the lots right now. This Commission went back and forth trying to make sure that this was even a viable subdivision. The roads haven't been put in. It was decided that Tom Faulkner signed off on the subdivision making it be a viable subdivision, therefor the Commission could attach the SUP to legal parcels.

Cathy read in the staff report.

Written testimony:

Hagerman Fire Dept. – Chief Peterson said there was no adverse effect.

Supporters: None

Uncommitted: None

Opposed:

Close the hearing at 6:22 pm.

The fourth hearing is a Special Use Permit / Variance: *application submitted by:* David Snelson, 323 Clear Lake Lane, Buhl, Idaho. A request to build two (2) homes on a canyon rim near the Clear Lakes Golf Course. It is within Section 1, Township 9 South, Range 14 EBM. It is zoned Recreational.

****DID NOT SHOW****

Chairman opened the meeting at 6:25 p.m.

The commission went through all of the criteria for the Special Use Permit for Big Sky Dairy.

Curtis moved to approve the Special Use Permit, Kathleen 2nd with no conditions.

The commission went through all of the criteria for the Special Use Permit for Corey Rainwater on behalf of Jeazec, LLC.

Kathleen moved to approve the Special Use Permit, with conditions, Tom 2nd with no conditions.

The commission went through all of the criteria for the 2 Special Use Permit for Brad Wills. 1 SUP for boat dock for lots 2 & 3 and 1 SUP for boat dock for lots 4 & 5.

Curtis moved to approve the Special Use Permit, with conditions, Kathleen 2nd.

Conditions:

- Permits to run simultaneously with Idaho Power and will expire when Idaho Power's permit expires.

New Business:

- Discuss reasoning for approval from the Commission relating to Item #3.
- Upcoming Hearings:

Pintail Subdivision – Dr. Pica (Waiting on Info)
Mark Sabala – Variance

Meeting adjourned

Submitted by Missy Shurtz