

GOODING COUNTY PLANNING AND ZONING

June 27, 2016

The Commission met at 7:00 p.m. for a hearing in the Gooding County Planning and Zoning meeting room with the following members present: Judy Stockham, Kathleen Goicoechea, Terry Ruby, Curtis Merrill, Miles Hall, Luverne Shull and Paul Klingler.

Hearing Officer Ruby called the hearing to order at 7:02 p.m. Introductions were given. Terry asked the Commission if anyone had a conflict of interest. The hearing was for a Special Use Permit application made by Wayne Roth. The application requests a special use permit proposing the addition of a single building with two (2) cabins on the hunting club property owned by Old Curran Ranch, LLC located at 18199 A US Highway 30, Hagerman, ID 83332 in Section 23, Township 7 South, Range 13 EBM.

Wayne Roth gave testimony for the application. There is currently a special use permit allowing two multi-family units which were moved from Bald Mountain Lodge for sleeping cabins. This brought the sleeping cabins up to 10 units. The hunt club was formed in 2002. He wasn't part of the group that asked for the previous special use permit. They wanted to put in a club house and sleeping rooms for each of the members, which were six at the time. The idea was to have a main gathering place in a central building, where they could all eat meals and then each member could retreat to their rooms for sleeping and privacy.

Since 2002, they have added members. The hunting venue consists of 400 acres to the west with 20 acres for the lodge and cabins. Mr. Roth stated you can only hunt with so many people on the acreage. He said the club bought the Bald Mountain buildings so the historic buildings wouldn't be destroyed or demolished. The cabins were identified as sleeping rooms. They had two buildings with five cabins. They went through the process of obtaining a special use permit for the two buildings. The 400 acres are encumbered with a conservation easement. They plant corn for the hunting venue on 100 acres. The club received a grant through Ducks Unlimited, which helps enhance the duck hunting and the streams.

With the addition of the two cabins, this will max out the membership at 12. They currently have 10 cabins and they need the two additional sleeping cabins for two new members. The club made a decree capping membership at 12 members. Mr. Roth showed on the map the main club house, five units and a barn that used to be a dairy. The big steel silo is gone but the two fiberglass silos will stay. The new cabin will be moved next to the silos with a 10 foot distance to meet fire code. The new structure will be hooked into the existing septic with the approval of South Central Public Health District. The facility is about ¾ of a mile or a mile off the highway, which won't impact anyone.

Wayne brought in a new set of plans. The staff report from the Planning and Zoning Administrator, Ami Bennett, dated June 21, 2016, was submitted as filed and is hereby incorporated. There was no written testimony in support of or opposition to the special use permit. Other than the applicant, there was no oral testimony given in support of the special use permit. There was no oral testimony in opposition to the special use permit. Since there was no opposition, rebuttal by the applicant was not necessary. Hearing closed at 7:14 p.m.

Chairman Stockham called the regular meeting to order. The criteria for a special use permit was read and met. Kathleen made a motion to approve the checklist from the Idaho Regulatory Takings Guidelines. Terry seconded. Motion carried.

Curtis made a motion to approve the special use permit application, with the following condition: All structures proposed with this special use permit will be subject to review through the Gooding County Building Department and must meet relevant health district, building, zoning and fire codes. Terry seconded. Motion carried. Appeal process time will not be needed as there was no opposition to the application.

Ami didn't have anything to report for the administrative report other than a reminder that the next workshop to discuss updates to the Comprehensive Plan is scheduled for July 19, 2016 at 4:00 p.m. Kathleen made a motion to adjourn. Miles seconded. Motion carried. Meeting adjourned at 7:26 p.m.

Submitted by
Lori Capps