

GOODING COUNTY PLANNING AND ZONING

January 25, 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: Curtis Merrill, Chairman, Kathleen Goicoechea, Tom Bingham, Connie Flinders. Gooding County Prosecutor, Trevor Misseldine, Cathy Harris, P&Z Administrator, and Missy Shurtz, P&Z Administrative Assistant were also present. No additional parties were present on Zoom.

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

The hearing is a Variance: *application made by:* Arturo Gonzalez Nava, 1432 Autumn Way, Jerome, Idaho. Requests to place a mobile home on a parcel of land within an Industrial Zone and less than 1 acre. Property is within Section 31, Township 6, Range 14. It is zoned Industrial.

Nancy Gonzalez, 1432 Autumn Way, Jerome, Idaho. She stated that they bought, what they were told by the seller was an acre of land with a mobile home on it. According to the assessor, it is only .25 of an acre. They were not told by the seller that it was zoned industrial. They are wanting to remove the current mobile home and replace it with another one roughly the same size and putting it on a permanent foundation. The health department said that they could use the existing septic as long as they get a 4 bedroom, but one bedroom had to be used for an office. They did not go through a title company or a realtor when purchasing the property. The commission questioned the property lines, right of ways, easements, and set backs.

Cathy read in the staff report.

Written testimony: None

Supporters: None

Uncommitted:

Domitill Leija, 1247 E 2350 S, Bliss, signed in as uncommitted. He grew up right there and his mom still lives there. He just talked about how Mr. Gonzalez wanted to buy some of Mr. Leija's land. Mr. Leija talked about the history of Tuttle and when he could remember things in that area.

Francisca Leija, sister of Domitill Leija, had a question. She was asking about the property lines of the subject property.

No one is sure of when the City of Tuttle was dissolved or rezoned industrial. Mr. Leija thought that pent a post shut down in the early 2000's.

Opponents: None

Close the hearing at 6:16 pm.

Chairman opened the meeting at 6:16 p.m.

The commission went through all of the criteria for the Variance.

Miles moved to approve the Variance, with condition, Kathleen 2nd.

Condition:

- A survey must be completed to clarify actual property lines and right of ways (Boise Street).

The Commission wants to know the answers to the following questions:

- When did the City of Tuttle dissolve?
- When did that property be zoned industrial?
- Why was it zoned industrial?
- What happens to the right of ways when the city dissolves?

Approve meeting minutes from November 16, 2021. Kathleen motioned to approve, Connie 2nd.

New Business:

- Set Hearing Dates for 2022
- Elect Officers
 - Miles Hall, Chairman
 - Rand Bergstrom, Hearing Officer

Meeting adjourned

Submitted by Missy Shurtz