

GOODING COUNTY PLANNING AND ZONING

April 26, 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, Rand Bergstrom, Kathleen Goicoechea. Gooding County Prosecutor, Trevor Misseldine, Cathy Harris, P&Z Administrator, Missy Shurtz, P&Z Administrator Assistant, and Cynthia Scott, P&Z Ordinance Officer were also present.

Hearing Officer Rand Bergstrom called the hearing to order at 5:42 p.m. Introductions were given. Rand asked for any conflicts with the Commission, there were none.

The first hearing is a Multi-Family Dwelling Special Use Permit: *application made by:* Valley Land Development, LLC, P.O. Box 72, Gooding, Idaho. A request to build (2) 2-story, 3-4 townhome units with RV garages in phases. Property is located near 1975 E. and Hwy. 26, Gooding. It is within Section 8, Township 6, Range 15. It is zoned Residential 2 (R-2)

Gilbert McDougal, PO Box 72, Gooding, ID. 1916 Summit Dr., Gooding, ID. He is purposing to build 2 - 3 unit, 2 story buildings. He feels there is a need for housing to be able to live here and live other places as well. They will enter off of Highway 26 onto Summit Drive, from there, there will be a separate driveway with a big turnaround.

Cathy read in the staff report.

Written testimony:

Gooding Fire Dept. – Chief Covey, they are fine with the road and turnaround.

Gooding Hwy Dept. – Justin Clapp, didn't see any issues.

Idaho Power – has no problem getting power to the structures.

Supporters: David Tebow, 621 North College Rd., Twin Falls. He is a consultant engineer with EHM.

Uncommitted: None

Opposed:

Close the hearing at 6:05 pm.

The second hearing is a Final Subdivision Plat Review: *application submitted by:* J-U-B Engineers, 2114 Village Park Ave., Ste. 100, Twin Falls, Idaho. Property owned by Visser Living Trust, 2371 S. 1500 E., Gooding, Idaho. A request to develop a 22-lot subdivision located at 1001 E. 2650 N. It is within Section 14, Township 7, Range 13. It is zoned Transitional 2 (T-2).

Scott Allen, JUB Engineers, 2114 Park Ridge Ave., Twin Falls, ID. They are seeking final approval for the subdivision. 22 lots, 21 which are buildable. They are making arrangements to get the pump station going. He is now asking for approval for the final plat.

Cathy read in the staff report. She said that normally it would go to the County Commissioners, but she wanted the P & Z Commission to know of a zoning clarification. At first, the subdivision was in the Hagerman City Impact area and between then and now, it has been clarified to just Transitional 2 Zone.

Close the hearing at 6:10 pm

Chairman opened the meeting at 6:11 p.m.

The third hearing is a Special Use Permit: *application submitted by:* JK Potatoes, 20511 F St., Rupert, Idaho. A request to operate a sorting and packing facility for agriculture products (watermelon and pumpkins) with cold storage and an office. It is within Section 17, Township 6, Range 13. It is zoned Agriculture.

David Jentsch, 314 River Road, Bliss, ID. They started with an ag exempt permit for a storage building and would like to change that to a SUP so they could also do packing of fresh produce with employees. They do watermelons and pumpkins. The nature of that building is to bring products in by a flume, wash, sort, pack, and put into cold storage. They only operate from mid July to Halloween. They just got the permits from IDWR to use the water to wash all of the produce. There would be about 16 employees just during the season. The rest of the year the building is used for storage.

Cathy read in the staff report.

Written Testimony: None

Supporters: None

Opposed: None

Uncommitted: None

Rand asked how many trucks would travel that road. David said there would be about 7 semi loads a day.

Tom asked if the water came from the Snake. David said it was spring water and then dump into the Snake.

Close the hearing at 6:25 pm.

Chairman Hall called the regular meeting to order at 6:26 pm.

The commission went through all of the criteria for the Multi-Family Dwelling Special Use Permit.

Rand moved to approve the Multi-Family Dwelling Special Use Permit, Kathleen 2nd for Valley Land Development.

Kathleen moved to approve the Final Subdivision Plat Review, Tom 2nd for J-U-B Engineers

Kathleen moved to approve the Special Use Permit with conditions, Tom 2nd for JK Potatoes.

Condition:

- Commercial building permit submitted and passed.

New Business:

- Upcoming Hearings:
 - Tremelling (subdivision amend or vacate)
- Dr. Pica wants to put in a subdivision in Hagerman
- Salmon Falls Subdivision
- David Snelson doesn't believe he is close to the canyon rim
- Gwinn Springs Ranch, Corey Rainwater wants to build a clubhouse

Meeting adjourned

Submitted by Missy Shurtz