

GOODING COUNTY PLANNING AND ZONING

June 28, 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, Tom Bingham, Kathleen Goicoechea, Connie Flinders, Cathy Harris, P&Z Administrator, Missy Shurtz, P&Z Administrator Assistant.

Hearing Officer Tom Bingham called the hearing to order at 5:34 p.m. Introductions were given. Tom asked for any conflicts with the Commission, there were none.

The first hearing is a Special Use Permit: *application submitted by:* Shellee Shaw, 304 Main St., Gooding, Idaho. A request to operate a hardware store at 1958 State Hwy 46, Gooding, Idaho. It is within Section 8, Township 6, Range 15. It is zoned Transitional 2 (T-2).

Shellee Shaw, 1816 E 1750 S, Gooding. She has the hardware store at 304 Main St., Gooding. She has outgrown her space. She gets semi loads of product and needs room to unload them with a forklift. She has been looking South of town to buy as she sees that is where the future of town is heading. She is willing to do whatever planning and zoning would like her to do as far as an entrance to make it as safe as possible. She will eventually add on to the current building making more room for more inventory. The radio tower has also been removed.

Cathy read in the staff report.

Written testimony:

Gooding Fire Dept. – Chief Covey is fine with everything.

North Side Canal Company – the same will apply as the previous owner.

Supporters: None

Uncommitted: None

Opponents: None

Close the hearing at 5:50 pm.

The second hearing is a Variance: *application submitted by:* Mark Sabala, 1819 E 1550 S, Gooding, Idaho. A request to replace a legal nonconforming structure located at 1740 E. 1600 S., Gooding. It is within Section 25, Township 5, Range 14. It is zoned Agricultural.

Mark Sabala, 1819 E 1550 S, Gooding. There was a fire January, 2022 that completely destroyed the house. Mark's parents live in one home located on the parcel and the other home that burned down due to faulty wiring belonged to his grandparents. His grandparents bought the farm 66 years ago. When the other home was added there was not an ordinance stating you couldn't have 2 homes on a parcel. They are on a dead end road. If they do a minor land division they would lose their CAFO. His parents leave for the winter, so for security reasons also, they would like to rebuild what was already there and in the same place. That parcel is headquarters for all of the farm equipment.

Cathy read in the staff report.

Supporters: None

Uncommitted: None
Opponents: None

Close the hearing at 6:00 p.m.

Miles opened the meeting at 6:01 p.m.

Curtis moved to approve the Special Use Permit for a hardware store, Tom 2nd with One condition.

- The previous special use permits by the previous owner be legally removed.

Curtis moved to approve the Variance to replace a legal nonconforming structure, Kathleen 2nd with no conditions.

Cathy went over the new OpenGov system and the board is willing to try it to review all applications.

New Business:

- Pintail Subdivision – Dr. Pica (waiting on info)

Meeting adjourned

Submitted by Missy Shurtz