

**GOODING COUNTY PLANNING AND ZONING
Minutes**

02/17/2026

The Commission met at 5:30 pm for a Public Hearing in the Gooding County Planning and Zoning Meeting Room with the following members present:

Planning & Zoning Commissioners: Johnscott Cutler, Terry Behunin, Kathleen Goicoechea and Miles Hall.

Gooding County Staff: Patrick Galloway, Deputy Prosecuting Attorney - Mike Kerswell, Planning & Zoning Administrator - Cynthia Scott, Zoning Compliance Officer.

Introductions for those presiding over the meeting were made. It was advised that any conflict of interest be disclosed. No conflicts were noted. An overview of hearing procedures was read aloud.

A Public Hearing was opened for a SPECIAL USE PERMIT application submitted by Dakota Gullickson: Request is to develop a small-scale cabin community consisting of three detached residential cabins intended for renting and personal use.

Rocky Mountain Companies Representative, Dakota Gullickson offered a narrative.

Cynthia Scott presented the Staff Report and read the agency comment letters.

Written testimony in support was provided by Jim Achabal.

No written testimony in opposition or uncommitted was submitted.

No oral testimony in support of, nor opposing the request was offered.

Uncommitted, oral testimony was expressed by Christine Davis and Nathan Ford.

Dakota Gullickson provided responses to the community's queries and feedback.

The Staff Report was incorporated into the record by unanimous vote and the Public Hearing closed at 6:03 pm, February 17, 2026.

The Regular Meeting of the Gooding County Planning & Zoning Commission was called to order at 6:03 pm, February 17, 2026 by Chairman Miles Hall.

Agenda Item: Continued deliberation of a CAFO Modification/Expansion application submitted by Bob Ohlensehlen.

Permittee seeks to modify CAFO G18-126 to add 55.812 acres and to increase their animal units from 498 to 777.

Gooding County CAFO Ordinance 90 – Section 3 – *Existing CAFOS* was reviewed.

Documented, historical modification approvals were reviewed by Staff and the Commission.

The meeting was briefly recessed to make additional copies of the Criteria for Approval at 6:10 pm and reconvened at 6:17 pm.

Miles read the applicable regulations. The Commission proceeded to, and voted on each item after discussion, as follows:

Criteria A1: Kathleen Goicoechea made a motion that Criteria A1 had been met. Terry Behunin seconded. The vote was unanimous in favor and the motion passed.

Criteria A2: Terry Behunin made a motion that Criteria A2 had been met. Johnscott Cutler seconded. The vote was unanimous in favor and the motion passed.

Criteria A3: Johnscott Cutler motioned that Criteria A3 had been met. Kathleen Goicoechea seconded. The vote was unanimous in favor and the motion passed.

Criteria B1: Kathleen Goicoechea made a motion that Criteria B1 had been met. Terry Behunin seconded. The vote was unanimous in favor and the motion passed.

Criteria B2: Kathleen Goicoechea made a motion that Criteria B2 had been met. Terry Behunin seconded. The vote was unanimous in favor and the motion passed.

Criteria B3: Johnscott Cutler motioned that Criteria B3 had been met. Kathleen Goicoechea seconded. The vote was unanimous in favor and the motion passed.

Criteria B4: Kathleen Goicoechea made a motion that Criteria B4 had been met. Terry Behunin seconded. The vote was unanimous in favor and the motion passed.

Criteria B5: Kathleen Goicoechea made a motion that Criteria B5 had been met. Terry Behunin seconded. The vote was unanimous in favor and the motion passed.

Criteria B6: Kathleen Goicoechea made a motion that Criteria B6 had been met. Terry Behunin seconded. The vote was unanimous in favor and the motion passed.

Criteria B7: Kathleen Goicoechea made a motion that Criteria B7 had been met. Terry Behunin seconded. The vote was unanimous in favor and the motion passed.

Criteria B8: Johnscott Cutler motioned that Criteria B8 is not applicable. Terry Behunin seconded. The vote was unanimous in favor and the motion passed.

Criteria C1: Johnscott Cutler made a motion that Criteria C1 had been met with the condition that adequate water is obtained and continual. Terry Behunin seconded. The vote was unanimous in favor and the motion passed.

Criteria C2: Johnscott Cutler motioned that Criteria C2 had been met. Kathleen Goicoechea seconded. The vote was unanimous in favor and the motion passed.

Criteria C3: Kathleen Goicoechea made a motion that Criteria C3 had been met, with the condition that adequate water is obtained; verified and reported by the Idaho Department of Water Resources to the Planning & Zoning Administrator. Johnscott Cutler seconded. The vote was unanimous in favor and the motion passed.

Criteria D1: Johnscott Cutler made a motion that Criteria D1 had been met and referenced the Staff Report. Terry Behunin seconded. The vote was unanimous in favor. The motion passed.

Criteria D2: Johnscott Cutler motioned that Criteria D2 had been met. Kathleen Goicoechea seconded. The vote was unanimous in favor and the motion passed.

Criteria D3: Kathleen Goicoechea made a motion that Criteria D3 had been met. Terry Behunin seconded. The vote was unanimous in favor and the motion passed.

Criteria D4: Johnscott Cutler made a motion that Criteria D4 had been met. Terry Behunin seconded. The vote was unanimous in favor and the motion passed.

Criteria D5: Kathleen Goicoechea made a motion that Criteria D5 had been met. Terry Behunin seconded. The vote was unanimous in favor and the motion passed.

Criteria D6: Kathleen Goicoechea motioned that Criteria D6 is not applicable. Johnscott Cutler seconded. The vote was unanimous in favor and the motion passed.

Criteria D7: Johnscott Cutler made a motion that Criteria D7 had been met. Terry Behunin seconded. The vote was unanimous in favor and the motion passed.

Criteria D8: Kathleen Goicoechea motioned that Criteria D8 is not applicable. Johnscott Cutler seconded. The vote was unanimous in favor and the motion passed.

Criteria D9: Kathleen Goicoechea motioned that Criteria D9 had been met. Johnscott Cutler seconded. The vote was unanimous in favor and the motion passed.

Criteria E and F: Johnscott Cutler motioned that Criteria E and F are not applicable. Terry Behunin seconded. The vote was unanimous in favor and the motion passed.

Johnscott Cutler made a motion that the Idaho regulatory takings are not applicable. Kathleen Goicoechea seconded. The vote was unanimous in favor and the motion passed.

Kathleen Goicoechea made a motion to approve the CAFO modification, with conditions.

CONDITIONS

The CAFO modification will be granted with the following condition:

1. Adequate water is obtained and continuous; verified and reported by the Idaho Department of Water Resources to the Planning & Zoning Administrator.

Terry Behunin seconded. The vote was unanimous in favor and the motion passed.

Agenda Item: SPECIAL USE PERMIT application submitted by Dakota Gullickson.

Special use request is to develop a small-scale cabin community consisting of three detached residential cabins intended for renting and personal use. Located within Section 22, Township 7S, Range 13E. It is zoned Transitional 2.

Applicable regulations were read aloud by Chairman Hall. The Commission proceeded to and voted on each item after discussion, as follows:

Criteria 1: Kathleen Goicoechea made a motion that Criteria 1 had been met. Johnscott Cutler seconded. The vote was unanimous in favor and the motion passed.

Criteria 2: Terry Behunin made a motion that Criteria 2 had been met. Johnscott Cutler seconded. The vote was unanimous in favor and the motion passed.

Criteria 3: Terry Behunin made a motion that Criteria 3 had been met. Kathleen Goicoechea seconded. The vote was unanimous in favor and the motion passed.

Criteria 4: Johnscott Cutler made a motion that Criteria 4 had been met. Kathleen Goicoechea seconded. The vote was unanimous in favor and the motion passed.

Criteria 5: Johnscott Cutler made a motion that Criteria 5 had been met. Kathleen Goicoechea seconded. The vote was unanimous in favor and passed.

Criteria 6: Johnscott Cutler made a motion that Criteria 6 had been met. Kathleen Goicoechea seconded. The vote was unanimous in favor and the motion passed.

Criteria 7: Johnscott Cutler made a motion that Criteria 7 had been met. Kathleen Goicoechea seconded. The vote was unanimous in favor and the motion passed.

Criteria 8: Johnscott Cutler made a motion that Criteria 8 had been met. Kathleen Goicoechea seconded. The vote was unanimous in favor and passed.

Criteria 9: Kathleen Goicoechea made a motion that Criteria 9 is not applicable. Johnscott Cutler seconded. The vote was unanimous in favor and the motion passed.

Criteria 10: Johnscott Cutler motioned that Criteria 10 had been met. Kathleen Goicoechea seconded. The vote was unanimous in favor and the motion passed.

Johnscott Cutler made a motion that the Idaho regulatory takings are not applicable. Kathleen Goicoechea seconded. The vote was unanimous in favor and the motion passed.

Johnscott Cutler made a motion to approve the special use permit, with conditions.

CONDITIONS

The Special Use Permit will be granted with the following condition:

1. No dwelling on the property shall be larger than 1000 square feet.

Terry Behunin seconded the motion. The vote was unanimous in favor and the motion passed.

Agenda Item: Approve Minutes of January 20, 2026 Meeting.

Kathleen Goicoechea motioned to approve the minutes for the January 20, 2026 Planning & Zoning Commission meeting. Terry Behunin seconded the motion. The vote was unanimous in favor and the motion passed.

Agenda Item: New business.

Cynthia Scott reported that a local property owner is working on plans for a community sports complex/arena near US-26, in Gooding County, but has not submitted a formal application to the Planning & Zoning office.

The meeting was adjourned at 7:58 pm.

Minutes submitted by Mike Kerswell, Administrator