

# NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Twin Falls County Planning and Zoning Commission upon said requests:

**A CONDITIONAL USE LAND DIVISION (Z2025-0003)** by CE Brackett Cattle Co. on property consisting of approximately one hundred thirteen point seven (113.7) ± acres located in Section 27, Township 10 South, Range 16 East, and addressed approximately 2434 East 3600 North Twin Falls, Idaho in the Agricultural Zone. The intent is to divide off approximately four point zero (4.0) ± acres with existing house and outbuildings.

**A CONDITIONAL USE (Z2025-0010)** by River Road Farm LLC on property consisting of approximately ten point seven five (10.75) ± acres located in Section 32, Township 08 South, Range 14 East, and addressed approximately 4785 B River Road Buhl, Idaho in the Agricultural Zone. The intent is to have two (2) greenhouses for growing produce.

**A CONDITIONAL USE (Z2025-0017)** by Shelli Race and Blaine Wolverton on property consisting of approximately one point three (1.3) ± acres located in Section 15 Township 10 South, Range 18 East B.M., and being addressed approximately 3637 East 3880 North Kimberly, Idaho, in the Rural Residential Zone. The intent is to construct a four thousand five hundred (4,500) square foot accessory building with second story loft. The proposed building is to be used for personal storage and shop.

**A CONDITIONAL USE LAND DIVISION (Z2025-0018)** by Randy and Karen Perkins on property consisting of approximately forty point zero (40.0) ± acres located in Section 36, Township 12 South, Range 15 East, and addressed approximately 2366 North 2000 East, Twin Falls, Idaho in the Agricultural Zone. The intent is to divide off approximately twenty point zero (20.0) ± acres to separate an existing house with outbuildings.

**A CONDITIONAL USE (Z2025-0021)** by J&K Properties on property consisting of approximately forty point zero (40.0) ± acres located in Section 23 Township 10 South, Range 15 East B.M., and being addressed approximately 1957 East 3800 North, Filer, Idaho, in the Agricultural Zone. The intent is to construct a sixty (60') foot by seventy (70') foot accessory building.

**A CONDITIONAL USE (Z2025-0022)** by Mark Koehn on property consisting of approximately eighty point zero (80.0) ± acres located in Section 04 Township 10 South, Range 14 East B.M., and being addressed approximately 4050 North 1100 East, Buhl, Idaho, in the Agricultural Zone. The intent is to construct a six thousand six hundred (6,600) square foot accessory building to be used as ag shop.

Other Item(s):

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the Twin Falls County Planning and Zoning Commission at the hour of 12:00 noon on the 8<sup>th</sup> day of April 2025 at County West Building in the Planning and Zoning meeting room, 630 Addison Avenue West, Suite 1100 Twin Falls, Idaho upon said requests. The Planning and Zoning Commission will conduct business and hear staff presentations on the applications to be heard on April 10, 2025.

**NOTICE IS FURTHER GIVEN** that applicant presentations, and public testimony will be heard at the public hearing on April 10, 2025 at the hour of 6:30 pm at the County West Building in the Planning and Zoning meeting room, 630 Addison Avenue West, Suite 1100, Twin Falls, Idaho. Testimony will be limited to three (3) minutes for individuals and fifteen (15) minutes for preapproved group representatives. Group representative spokesperson will be allowed only after approval by the Chairman of the Commission issued at least three (3) days before the oral hearing.

Requests to appear as a spokesperson should be filed in writing with the Planning and Zoning office no later than the close of business, April 1, 2025. A complete description of each request is on file with the Office of the Planning and Zoning Administrator and available upon request. Any and all persons may register their comments, protests or agreements on the subjects being considered.

**Written materials or comments** must be submitted by the close of business April 1, 2025 to the Office of the Planning and Zoning Administrator at 630 Addison Avenue West, Suite 1100, Twin Falls, Idaho. Any person needing special accommodations to participate in the above noticed hearing should contact Twin Falls County Planning and Zoning Office by April 1, 2025.

Dated this 12<sup>th</sup> day of March, 2025

A handwritten signature in black ink, appearing to read "Trent J. Cummins". The signature is fluid and cursive, with a large initial "T" and "C".

Trent J. Cummins  
Chairman  
Planning and Zoning Commission  
Twin Falls County

ATTEST:

Kristina Glascock  
Clerk  
Twin Falls County

Tuesday March 18, 2025

# **Twin Falls County Planning and Zoning Commission Public Hearing Agenda**

April 8, 2025 12:00 Noon  
And  
April 10, 2025 6:30 pm

## **Business:**

Approval of Minutes: March 11 and 13, 2025

Approval of Written Decisions: March 13, 2025

1. **A LOT LINE ADJUSTMENT (Z2025-0013)** by Mark Berlin and Cort McAllister
2. **A LOT LINE ADJUSTMENT (Z2025-0019)** by Gregg Middlekauff
3. **A LOT LINE ADJUSTMENT (Z2025-0024)** by CE Brackett Cattle Company

## **Tabled Items:**

### **Items:**

1. **A CONDITIONAL USE LAND DIVISION (Z2025-0003)** by CE Brackett Cattle Co.
2. **A CONDITIONAL USE (Z2025-0010)** by River Road Farm LLC
3. **A CONDITIONAL USE (Z2025-0017)** by Shelli Race and Blaine Wolverton
4. **A CONDITIONAL USE LAND DIVISION (Z2025-0018)** by Randy and Karen Perkins
5. **A CONDITIONAL USE (Z2025-0021)** by J&K Properties
6. **A CONDITIONAL USE (Z2025-0022)** by Mark Koehn

### **Other Item(s):**

Any person needing special accommodations to participate in the above noticed hearing should contact Twin Falls County Planning and Zoning Office by April 1, 2025 at 630 Addison Avenue West, Suite 1100, Twin Falls, Idaho or (208) 734-9490.