

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 (2024-0008) by Benedicto De La Cruz and Alvina Ortiz on property consisting of approximately thirty-eight point five eight (38.58) \pm acres located in Section 28 Township 10 South, Range 16 East B.M., and being addressed approximately 3885 Highway 93, Filer, Idaho in the Agricultural Zone. The intent is to divide off approximately five point zero (5.0) \pm acres with existing home and out buildings.

A CONDITIONAL USE (Z2024-0016) by Ramiz Lilic (Magic Valley Powder) on property consisting of approximately eight point three five (8.35) \pm acres located in Section 10 Township 11 South, Range 16 East, B.M. and addressed approximately 3586 Highway 93, Twin Falls, Idaho in the Agricultural Zone. The intended use is to operate a business to manufacture and distribute animal grade products.

A CONDITIONAL USE (Z2024-0011) by Alldritt Family Trust on property consisting of approximately seventy-four point five (74.5) \pm acres located in Section 32 Township 10 South, Range 18 East, B.M. and addressed approximately 3554 North 3400 East, Kimberly, Idaho in the Agricultural Zone. The intent is to construct and operate a Recreational Vehicle Storage Facility with approximately one hundred seventy-five (175) spots utilizing five point three seven (5.37) \pm acres of the seventy-four point five (74.5) \pm acre parcel.

A CONDITIONAL USE (Z2023-0175) by Brian and Shelly Ward on property consisting of approximately fourteen point zero six (14.06) \pm acres located in Section 07 Township 11 South, Range 20 East, being addressed approximately 4525 East 3375 North, Murtaugh, Idaho. The property is located in the Agricultural District, Medium Density Residential District and Low Density Residential District in the Murtaugh Area of Impact. The intent is to construct and operate a one hundred ninety-nine (199) foot tall telecommunications tower in the Agricultural District.

A SPECIAL USE (Z2024-0004) by South Hills RV Storage on property consisting of approximately twenty-two point five two (22.52) \pm acres located in Section 28 Township 10 South, Range 18 East, being addressed approximately 3683 North 3600 East, Kimberly, Idaho. The property is located in the Agricultural District of the Kimberly Area of Impact. The intent is to expand the existing RV storage facility to the west and add addition RV storage.

AMENDMENT to the Twin Falls County Comprehensive Plan (Z2023-0173) to adopt and allocate a capital improvement plan and assess fire impact fees on all new residential household units, and non-residential square footage development within the respective fire districts of Filer Rural Fire District, Rock Creek Fire District, and Twin Falls City Fire/Twin Falls Rural Fire District for areas that lie within the unincorporated area of Twin Falls County.

AMENDMENT to the existing City of Buhl /Twin Falls County AREA OF IMPACT AGREEMENT, ORDINANCE AND MAP. (Z2024-0037) Specifically, at issue is a proposal to amend Twin Falls County Code 8-9-19 (F), which creates a revised area of impact and zoning district maps for the City of Buhl, Idaho; Establishing the area of impact and procedure, enforcement and administration of the area of impact; repealing all code sections or parts thereof in conflict herewith; and providing for the effective date.

AMENDMENT to the existing City of Filer/Twin Falls County AREA OF IMPACT AGREEMENT, ORDINANCE AND MAP. (Z2024-0036) Specifically, at issue is a proposal to amend Twin Falls County Code 8-9-19 (C), which creates a revised area of impact and zoning district maps for the City of Filer, Idaho; Establishing the area of impact and procedure, enforcement and administration of the area of impact; repealing all code sections or parts thereof in conflict herewith; and providing for the effective date.

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 9th day of April 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 11, 2024.

NOTICE IS FURTHER GIVEN that applicant presentations, and public testimony will be heard at the public hearing on April 11, 2024 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 2, 2024. 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 2, 2024 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 2, 2024.

Dated this 13th day of March, 2024

Alexander K. Reed
Chairman
Planning and Zoning Commission
Twin Falls County

ATTEST:

Kristina Glascock
Clerk
Twin Falls County

Published: Tuesday, March 19, 2024

Twin Falls County Planning and Zoning Commission

Public Hearing Agenda

April 9, 2024 12:00 Noon
And
April 11, 2024 6:30 pm

Business:

Approval of Minutes: March 12 and 14, 2024

Approval of Written Decisions: March 14, 2024

1. **A FINAL PLAT (Z2023-0160)** by Champ, LLC Gerald Martens- Evening Star Subdivision No. 2
2. **A FINAL PLAT (Z2024-0010)** by Gary and Kyle Brennan- Dusty Subdivision

Tabled Items:

Items:

1. **A CONDITIONAL USE LAND DIVISION (2024-0008)** by Benedicto De La Cruz and Alvina Ortiz
2. **A CONDITIONAL USE (Z2024-0016)** by Ramiz Lilic (Magic Valley Powder)
3. **A CONDITIONAL USE (Z2024-0011)** by Alldritt Family Trust
4. **A CONDITIONAL USE (Z2023-0175)** by Brian and Shelly Ward
5. **A SPECIAL USE (Z2024-0004)** by South Hills RV Storage
6. **AMENDEMENT to the Twin Falls County Comprehensive Plan (Z2023-0173)**
7. **AMENDMENT to the existing City of Buhl /Twin Falls County AREA OF IMPACT AGREEMENT, ORDINANCE AND MAP. (Z2024-0037)**
8. **AMENDMENT to the existing City of Filer/Twin Falls County AREA OF IMPACT AGREEMENT, ORDINANCE AND MAP. (Z2024-0036)**

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 2, 2024 at 630 Addison Avenue West, Suite 1100, Twin Falls, Idaho or (208) 734-9490.