

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 (Z2024-0060) by G+ Ranches on property consisting of approximately one hundred forty-six point three (146.3) ± acres located in Section 13, Township 09 South, Range 14 East, and addressed approximately 1410 East 4400 North, Buhl, Idaho in the Rural Residential Zone. The intent is to construct a fourteen thousand eight hundred seventy-five (14,875) square foot detached accessory building for horse barn with second story mezzanine.

A VARIANCE (Z2024-0062) by James Werle on property consisting of approximately five point zero (5.0) ± acres located in Section 10, Township 09 South, Range 14 East, and addressed approximately 1240 River Road, Buhl, Idaho in the Rural Residential Zone. The intent is to be able to build an accessory building in the front yard setback.

A VARIANCE (Z2024-0066) by Patrick Wiebe on property consisting of approximately seventy-nine point zero (79.0) ± acres located in Section 08, Township 10 South, Range 15 East, and addressed approximately 1670 East 3900 North, Buhl, Idaho in the Agricultural Zone. The intent is to be able to build an accessory building in the front yard setback.

A CONDITIONAL USE (Z2024-0065) by Patrick Wiebe on property consisting of approximately seventy-nine point zero (79.0) ± acres located in Section 08, Township 10 South, Range 15 East, and addressed approximately 1670 East 3900 North, Buhl, Idaho in the Agricultural Zone. The intent is to construct a three thousand four hundred and fourteen (3,414) square foot detached accessory building as a shop for storage with living space.

A CONDITIONAL USE (Z2024-0070) by Terry Lively on property consisting of approximately ten point zero seven (10.07) ± acres located in Section 01, Township 11 South, Range 15 East, and addressed approximately 3489 North 2037 East, Filer, Idaho in the Agricultural Preservation Zone. The intent is to increase the existing accessory building by one thousand one hundred and twenty (1,120) square feet for a total square footage of five thousand three hundred and forty (5,340).

A CONDITIONAL USE- Z2023-0139 remanded back from the Board of County Commissioners on appeal by Hanfen Inc. on property consisting of approximately forty point zero (40.0) ± acres located in Section 16 Township 11 South, Range 18 East, and being addressed approximately 3270 North 3500 East, Kimberly, Idaho in the Agricultural Zone. The intent is to construct and operate a one hundred ninety-nine (199) foot tall telecommunications tower.

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 July 2024 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 July 11, 2024.

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

Dated this 12th day of June, 2024

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

ATTEST:

Kristina Glascock
Clerk
Twin Falls County

Tuesday, June 18, 2024

Twin Falls County Planning and Zoning Commission Public Hearing Agenda

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

Business:

Approval of Minutes: June 11 and 13, 2024

Approval of Written Decisions: June 13, 2024

Approval of Minutes: June 25, 2024

1. **A LOT LINE ADJUSTMENT (2024-0073)** by Leonard Koehn

Tabled Items:

Items:

1. **A CONDITIONAL USE (Z2024-0060)** by G+ Ranches
2. **A VARIANCE (Z2024-0062)** by James Werle
3. **A VARIANCE (Z2024-0066)** by Patrick Wiebe
4. **A CONDITIONAL USE (Z2024-0065)** by Patrick Wiebe
5. **A CONDITIONAL USE (Z2024-0070)** by Terry Lively
6. **A CONDITIONAL USE- Z2023-0139 remanded back from the Board of County Commissioners on appeal** by Hanfen Inc.

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