

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 SPECIAL USE (Z2025-0043) by KVO Properties, LLC on property consisting of approximately sixty-five point eight five (65.85) \pm acres located in Section 03, Township 11 South, Range 17 East B.M., and being addressed approximately 3081 East 3500 North, Twin Falls, Idaho, in the (R-1 VAR) Residential Single Household District in the Twin Falls Area of Impact. The intent is to construct a 40' by 60' detached garage with a future wing of 12'x 40' for a total square footage of two thousand eight hundred eighty (2,880) square feet for personal use.

A CONDITIONAL USE (Z2025-0042) by Paul Krumm NutrienAg Solutions on property consisting of approximately forty-four point zero seven (44.07) \pm acres located Sections 32 Township 09 South, Range 15 East, and being addressed approximately 4124 North 1600 East, Buhl, Idaho. The property is located in the Buhl Area of Impact and zoned Light Industrial (I-1) District. The intent is to construct an Ag retail facility including a bulk dry fertilizer warehouse, a warehouse for liquid mini bulk containers, bulk liquid fertilizer storage, truck scale, bulk seed, office and shop.

A CONDITIONAL USE LAND DIVISION (Z2025-0036) by Jeff Woody on property consisting of approximately one hundred five point five (105.5) \pm acres located Sections 21 Township 09 South, Range 16 East, and being addressed approximately 4386 North 2300 East, Filer, Idaho, in the Agricultural Zone. The intent is to divide off approximately one point five (1.5) \pm acres for a home site.

A CONDITIONAL USE (Z2025-0045) by Merrick and Andrea Reynolds on property consisting of approximately one point zero (1.0) \pm acres located Sections 09 Township 10 South, Range 18 East, and being addressed approximately 3503 East 3980 North, Kimberly, Idaho, in the Rural Residential Zone. The intent is to construct a one thousand eight hundred (1,800) square foot shop with second story for personal use.

A CONDITIONAL USE (2025-0046) by Liz and Biff Lee on property consisting of approximately four point three eight (4.38) \pm acres located in Section 04, Township 10 South, Range 18 East, and addressed approximately 3548 B East 4000 North, Kimberly, Idaho in the Rural Residential Zone. The intent is to create a three (3) residential lot subdivision.

A PRELIMINARY PLAT (2025-0047) by Liz and Biff Lee on property consisting of approximately four point three eight (4.38) \pm acres located in Section 04, Township 10 South, Range 18 East, and addressed approximately 3548 B East 4000 North, Kimberly, Idaho in the Rural Residential Zone. The intent is to create a three (3) residential lot subdivision.

A CONDITIONAL USE LAND DIVISION (Z2025-0048) by Wade and Kristine Miller on property consisting of approximately seventy-nine point zero (79.0) \pm acres located Sections 11 Township 10 South, Range 15 East, and being addressed approximately 1937 East 4000 North, Filer, Idaho, in the Agricultural Zone. The intent is to divide off approximately eight point five (8.5) \pm acres with existing house and out buildings.

A CONDITIONAL USE (Z2025-0053) by Nick Cummins on property consisting of approximately five point three eight (5.38) \pm acres, located in Section Sections 13 Township 11 South, Range 19 East, and being addressed approximately 4403 East 3300 North, Murtaugh, Idaho, in the Agricultural Zone. The intent is to construct a ten thousand (10,000) square foot farm shop with equipment yard.

A VARIANCE (2025-0052) by Adam Dewey on property consisting of approximately zero point six two (0.62) \pm acres located in Section 18, Township 11 South, Range 20 East B.M. and being addressed approximately 23707 Highway 30, Murtaugh, Idaho in the Agricultural Zone. The request is to add an additional eight hundred (800) square feet to existing residence on a non-conforming lot.

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 10th day of June at the 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 June 12, 2025.

NOTICE IS FURTHER GIVEN that applicant presentations, and public testimony will be heard at the public hearing on June 12, 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, June 3, 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 June 3, 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 June 3, 2025.

Dated this 13th day of May, 2025



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

ATTEST:

Kristina Glascock
Clerk
Twin Falls County

PUBLISH: Tuesday, May 20, 2025

Twin Falls County Planning and Zoning Commission

Public Hearing Agenda

June 10, 2025 12:00 Noon

And

June 12, 2025 6:30 pm

Business:

Approval of Minutes: May 6 & 8, 2025

Approval of Written Decisions: May 8, 2025

Tabled Items:

Items:

1. **A SPECIAL USE (Z2025-0043)** by KVO Properties, LLC
2. **A CONDITIONAL USE (Z2025-0042)** by Paul Krumm NutrienAg Solutions
3. **A CONDITIONAL USE LAND DIVISION (Z2025-0036)** by Jeff Woody
4. **A CONDITIONAL USE (Z2025-0045)** by Merrick and Andrea Reynolds
5. **A CONDITIONAL USE (2025-0046)** by Liz and Biff Lee
6. **A PRELIMINARY PLAT (2025-0047)** by Liz and Biff Lee
7. **A CONDITIONAL USE LAND DIVISION (Z2025-0048)** by Wade and Kristine Miller
8. **A CONDITIONAL USE (Z2025-0053)** by Nick Cummins
9. **A VARIANCE (2025-0052)** by Adam Dewey

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 June 3, 2025 at 630 Addison Avenue West, Suite 1100, Twin Falls, Idaho or (208) 734-9490.