

# 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 (Z2025-0030)** by Jennifer Sirucek and Fred Peterson on property consisting of approximately one point one zero (1.10)  $\pm$  acres located Sections 15 Township 10 South, Range 18 East, and being addressed approximately 3638 East 3880 North, Kimberly, Idaho, in the Rural Residential Zone. The intent is to construct a two thousand five hundred (2,500) square foot residential shop for storage.

**A CONDITIONAL USE LAND DIVISION (Z2025-0034)** by James and Cynthia Bitzenburg on property consisting of approximately forty point zero (40.0)  $\pm$  acres located Sections 10 Township 11 South, Range 16 East, and being addressed approximately 3323 North 2500 East, Twin Falls, Idaho, in the Agricultural Zone. The intent is to divide off approximately five point five (5.5)  $\pm$  acres for a future home site.

**A CANYON RIM SETBACK (Z2025-0035)** by Forrest LeBaron on property consisting of approximately two point seven eight (2.78)  $\pm$  acres known as Lot 1, Block 1 of LeBaron Estates Subdivision. Located in Section 32, Township 09 South, Range 18 East, and address approximately 4125 Hidden Lakes Drive, Kimberly, Idaho in the Rural Residential Zone. The intent is to reduce the canyon rim setback to fifty (50) feet.

**A CONDITIONAL USE (Z2025-0039)** by Jeff and Joyce Devey on property consisting of approximately one point zero one (1.01)  $\pm$  acres know as Lot 18 Block 1 of Horizon Crest Estates Subdivision, located in Section Sections 10 Township 10 South, Range 18 East, and being addressed approximately 3984 North 3625 East, Kimberly, Idaho, in the Rural Residential Zone. The intent is to add an additional one thousand two hundred (1,200) square feet to an existing shop for a total of three thousand (3,000) square feet. The addition will be used for storing motorhome and classic cars.

**A HOME OCCUPATION (Z2025-0040)** by Robert Butenschoen on property consisting of approximately one point three zero (1.30)  $\pm$  acres know as Lot 6 Valley View Subdivision, located in Section 16, Township 11 South, Range 18 East, B.M., and addressed approximately 3510 East 3290 North, Kimberly, Idaho, Kimberly, Idaho in the Agricultural Zone. The intent is to have a home occupation with a small paint booth in garage to paint firearms, automotive and mechanical parts with Cerakote.

## **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 6<sup>th</sup> day of May 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 May 8, 2025.

**NOTICE IS FURTHER GIVEN** that applicant presentations, and public testimony will be heard at the Public hearing on May 8, 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 29, 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 29, 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 29, 2025.

Dated this 08<sup>th</sup> day of April, 2025

A handwritten signature in black ink, appearing to read "Trent J. Cummins", with a stylized flourish at the end.

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

ATTEST:

Kristina Glascock  
Clerk  
Twin Falls County

PUBLISH: Tuesday, April 15, 2025

# **Twin Falls County Planning and Zoning Commission**

## **Public Hearing Agenda**

May 6, 2025 12:00 Noon

And

May 8, 2025 6:30 pm

### **Business:**

Approval of Minutes: April 8 & 10, 2025

Approval of Written Decisions: April 10, 2025

**A LOT LINE ADJUSTMENT (Z2025-0026)** By Vaughn Casdorph

### **Tabled Items:**

### **Items:**

1. **A CONDITIONAL USE (Z2025-0030)** by Jennifer Sirucek and Fred Peterson
2. **A CONDITIONAL USE LAND DIVISION (Z2025-0034)** by James and Cynthia Bitzenburg
3. **A CANYON RIM SETBACK (Z2025-0035)** by Forrest LeBaron
4. **A CONDITIONAL USE (Z2025-0039)** by Jeff and Joyce Devey
5. **A HOME OCCUPATION (Z2025-0040)** by Robert Butenschoen

### **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 29, 2025 at 630 Addison Avenue West, Suite 1100, Twin Falls, Idaho or (208) 734-9490.