

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 (Z2024-0025) by Brian Davis on property consisting of approximately thirteen point two three (13.23) \pm acres located in Section 25 Township 10 South, Range 17 East B.M., and being addressed approximately 3648 North 3220 East, Twin Falls, Idaho in the (R-1 Variable) Residential Single Household District in the Twin Falls City Area of Impact. The intent is to construct a three thousand one hundred four (3,104) square foot detached accessory building as a shop for personal use.

A VARIANCE (Z2024-0033) by Sid Lezamiz Jr. on property consisting of approximately twenty-eight point eleven (28.11) \pm acres located in Section 27 Township 10 South, Range 17 East, and being addressed approximately 3666 North 3000 East, Twin Falls, Idaho. The property is located in the (R-1 Variable) Residential Single Household District in the Twin Falls Area of Impact. The intent is to be able to build an accessory building in the front yard setback.

A PRELIMINARY PLAT (Z2024-0019) by Brian and Renee Avram (Avram Point Subdivision) on property consisting of approximately two point seven three (2.73) \pm acres located in Section 35, Township 09 South, Range 17 East, and addressed approximately 2825 Pole Line Road East, Twin Falls, Idaho. The property is located in the Twin Falls City Area of Impact and is in the SUI and CRO District. The intent is to create a two (02) residential lots subdivision.

A CONDITIONAL USE LAND DIVISION- (Z2024-0022) by Everett Messner and Johnathan Messner on property consisting of approximately seventy-six point five (76.5) \pm acres located in Section 13, Township 11 South, Range 16 East, and addressed approximately 2603 East 3300 North, Twin Falls, Idaho in the Agricultural Zone. The intent is to divide off approximately seven point zero (7.0) \pm acres for future home site.

A CONDITIONAL USE LAND DIVISION- (Z2024-0031) by Frank Hill on property consisting of approximately eighty point zero (80.0) \pm acres located in Section 17, Township 10 South, Range 15 East, and addressed approximately 1673 East 3900 North, Buhl, Idaho in the Agricultural Zone. The intent is to divide off approximately two point zero (2.0) \pm acres for future home site.

A CONDITIONAL USE- After the fact (Z2024-0027) by James Surrent on property consisting of approximately seventy point five (70.5) \pm acres located in Section 07, Township 10 South, Range 14 East, and addressed approximately 3930 North 900 East, Buhl, Idaho in the Agricultural Zone. The intent is to approve a four thousand (4,000) square foot existing building and to operate an ag support business for spreading on five-point zero (5.0) acres of the seventy-point five (70.5) acre parcel.

A CONDITIONAL USE (Z2024-0030) by Leonard and Anne Larson on property consisting of approximately thirty-nine point two six (39.26) \pm acres located in Section 02, Township 14 South, Range 16 East, and addressed approximately 2565 East 1700 North, Twin Falls, Idaho in the Agricultural Preservation Zone. The intent is to build a residence in the Agricultural Preservation Zone on a parcel less than one hundred sixty (160) acres as required by code.

A CONDITIONAL USE (Z2024-0026) by Betaseed, Inc and KWS Seeds on property consisting of approximately one hundred sixty point three one (160.31) \pm acres located in Section 32, Township 10 South, Range 18 East, and addressed approximately 3540 North 3400 East, Kimberly, Idaho in the Agricultural Zone. The intent is to expand the existing conditional use by adding forty-four thousand (44,000) square feet of greenhouses and a fourteen thousand (14,000) square foot disease headhouse building.

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 7th day of May 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 May 9, 2024.

NOTICE IS FURTHER GIVEN that applicant presentations, and public testimony will be heard at the public hearing on May 9, 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 30, 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 30, 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 30, 2024.

Dated this 10th day of April, 2024

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

ATTEST:

Kristina Glascock
Clerk
Twin Falls County

Tuesday, April 16, 2024

Twin Falls County Planning and Zoning Commission Public Hearing Agenda

May 7, 2024 12:00 Noon
And
May 9, 2024 6:30 pm

Business:

Approval of Minutes: April 9 and 11, 2024

Approval of Written Decisions: April 11, 2024

Tabled Items:

Items:

1. **A SPECIAL USE (Z2024-0025)** by Brian Davis
2. **A VARIANCE (Z2024-0033)** by Sid Lezamiz Jr.
3. **A PRELIMINARY PLAT (Z2024-0019)** by Brian and Renee Avram (Avram Point Subdivision)
4. **A CONDITIONAL USE LAND DIVISION- (Z2024-0022)** by Everett Messner and Johnathan Messner
5. **A CONDITIONAL USE LAND DIVISION- (Z2024-0031)** by Frank Hill
6. **A CONDITIONAL USE- After the fact (Z2024-0027)** by James Surrect
7. **A CONDITIONAL USE (Z2024-0030)** by Leonard and Anne Larson
8. **A CONDITIONAL USE (Z2024-0026)** by Betaseed, Inc and KWS Seeds

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 30, 2024 at 630 Addison Avenue West, Suite 1100, Twin Falls, Idaho or (208) 734-9490.