

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 (Z2025-0138) by Acoya Leavitt on property consisting of approximately two point zero one (2.01) ± acres located in Section 05, Township 10 South, Range 16 East B.M., and addressed approximately 4095 North 2300 East, Filer, Idaho in the Residential Agricultural District (R-A) in the Filer Area of Impact. The intent is to create a two (2) residential lot subdivision.

A PRELIMINARY PLAT (Z2025-0090) by Acoya Leavitt on property consisting of approximately two point zero one (2.01) ± acres located in Section 05, Township 10 South, Range 16 East B.M., and addressed approximately 4095 North 2300 East, Filer, Idaho in the Residential Agricultural District (R-A) in the Filer Area of Impact. The intent is to create a two (2) residential lot subdivision.

A REZONE (Z025-0134) by Galen, Sharlyn, and Terril Jantz on property consisting of approximately ten point three eight (10.38) ± acres located in Section 32, Township 09 South, Range 15 East B.M., and addressed approximately 20368 Highway 30, Buhl, Idaho in the Neighborhood Business District B2 in the Buhl Area of Impact. The intent is to rezone the existing ten point three eight (10.38) ± acres from Neighborhood Business District B2 to Light Industrial I-1.

A CONDITIONAL USE (Z2025-0130) by Cory Pancheri on property consisting of approximately two point zero (2.0) ± acres known as Lot 4 Block 2 of Ranch Gate Subdivision and addressed approximately 3535 East 3156 North, Kimberly, Idaho in the Rural Residential Zone. The intent is to build a four thousand five hundred forty-four (4,544) ± square foot detached garage with second story to include game room, sleeping quarters, and storage space.

A CONDITIONAL USE (Z2025-0135) by Randy Hazen on property consisting of approximately twenty point two six (20.26) ± acres located in Section 26 Township 11 South, Range 17 East B. M., and being addressed approximately 3088 North 3100 East, Twin Falls, Idaho, in the Agricultural Zone. The intent is to build a shop with living quarters and storage.

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 12th day of November 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 November 13, 2025.

NOTICE IS FURTHER GIVEN that applicant presentations, and public testimony will be heard at the Public Hearing on November 13, 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, November 4, 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 November 4, 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 November 4, 2025.

Dated this 14th day of October, 2025



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

ATTEST:

Kristina Glascock
Clerk
Twin Falls County

Twin Falls County Planning and Zoning Commission

Public Hearing Agenda

November 12, 2025 12:00 Noon
And
November 13, 2025 6:30 pm

Business:

Approval of Minutes: August 26, 2025

Approval of Minutes October 7 & 9, 2025

Approval of Written Decisions: October 9, 2025

A FINAL PLAT (Z2025-0140) By Biff and Elizabeth Lee – Lee Subdivision

Tabled Items:

1. **A CONDITIONAL USE (2025-0098)** by Jon Zernickow
2. **A PRELIMINARY PLAT (2025-0099)** by Jon Zernickow
3. **A VARIANCE (2025-0115)** by Jason Derricott

Items:

1. **A CONDITIONAL USE (Z2025-0138)** by Acoya Leavitt
2. **A PRELIMINARY PLAT (Z2025-0090)** by Acoya Leavitt
3. **A REZONE (Z2025-0134)** by Galen, Sharlyn, and Terril Jantz
4. **A CONDITIONAL USE (Z2025-0130)** by Cory Pancheri
5. **A CONDITIONAL USE (Z2025-0135)** by Randy Hazen

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 November 4, 2025 at 630 Addison Avenue West, Suite 1100, Twin Falls, Idaho or (208) 734-9490.