

# 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 (Z2024-0132)** by Idaho Power Company on property consisting of approximately four point zero (4.0) ± acres located in Section 07 Township 10 South, Range 18 East B.M., and being addressed approximately 3970 North 3300 East, Twin Falls, Idaho. The property is located in the (SUI) Suburban-Urban Interface District in the Twin Falls Area of Impact. The intent is to build and operate an electrical substation to expand Idaho Powers electrical system to meet needs due to growth.

**A NON-CONFORMING BUILDING EXPANSION PERMIT (Z2024-0148)** by Larry Holland on property consisting of approximately one point five seven (1.57) ± acres located in Section 17 Township 10 South, Range 17 East, being addressed approximately 787 Addison Ave West, Twin Falls, Idaho. The property is located in the R-4, Residential Medium Density District in the Twin Falls City Area of Impact. The intent is to increase the size of the residence to two thousand four hundred thirty-one (2,431) square feet to provide for additional living space.

**A CONDITIONAL USE LAND DIVISION (Z2024-0143)** by Reese and Lisa Marshall on property consisting of approximately eighty (80) ± acres located in Section 26, Township 09 South, Range 15 East, and addressed approximately 4268 North 1900 East, Buhl, Idaho in the Agricultural Zone. The intent is to divide off approximately one point six (1.6) ± acres for future home site.

**A CONDITIONAL USE LAND DIVISION (Z2024-0144)** by Reese and Lisa Marshall on property consisting of approximately eighty (80) ± acres located in Section 26, Township 09 South, Range 15 East, and addressed approximately 4268 North 1900 East, Buhl, Idaho in the Agricultural Zone. The intent is to divide off approximately two point five (2.5) ± acres with existing home and outbuildings.

**A CONDITIONAL USE (Z2024-0125)** by Ted and Austin Rea (New Haven Subdivision #2) on property consisting of approximately fifteen point seven (15.7) ± acres located in Section 05, Township 10 South, Range 18 East, and addressed approximately 3422 East 4056 North, Kimberly, Idaho in the Rural Residential Zone. The intent is to create a twelve (12) lot subdivision.

**A PRELIMINARY PLAT (Z2024-0126)** by Ted and Austin Rea (New Haven Subdivision #2) on property consisting of approximately fifteen point seven (15.7) ± acres located in Section 05, Township 10 South, Range 18 East, and addressed approximately 3422 East 4056 North, Kimberly, Idaho in the Rural Residential Zone. The intent is to create a twelve (12) lot subdivision.

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 12<sup>th</sup> day of November 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 November 14, 2024.

**NOTICE IS FURTHER GIVEN** that applicant presentations, and public testimony will be heard at the public hearing on November 14, 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, November 5, 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 November 5, 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 November 5, 2024.

Dated this 16<sup>th</sup> day of October, 2024

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

ATTEST:

Kristina Glascock  
Clerk  
Twin Falls County

Tuesday, October 22, 2024

# **Twin Falls County Planning and Zoning Commission Public Hearing Agenda**

November 12, 2024 12:00 Noon  
And  
November 14, 2024 6:30 pm

## **Business:**

Approval of Minutes: October 8 and 10, 2024

Approval of Written Decisions: October 10, 2024

1. **A FINAL PLAT (2024-0145)** by James and Leslee Reed Living Trust (Sage Waters Sanctuary)

## **Tabled Items:**

### **Items:**

1. **A SPECIAL USE (Z2024-0132)** by Idaho Power Company
2. **A NON-CONFORMING BUILDING EXPANSION PERMIT (Z2024-0148)** by Larry Holland
3. **A CONDITIONAL USE LAND DIVISION (Z2024-0143)** by Reese and Lisa Marshall
4. **A CONDITIONAL USE LAND DIVISION (Z2024-0144)** by Reese and Lisa Marshall
5. **A CONDITIONAL USE (Z2024-0125)** by Ted and Austin Rea (New Haven Subdivision #2)
6. **A PRELIMINARY PLAT (Z2024-0126)** by Ted and Austin Rea (New Haven Subdivision #2)

## **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 5, 2024 at 630 Addison Avenue West, Suite 1100, Twin Falls, Idaho or (208) 734-9490.