

# 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 (2025-0098)** by Jon Zernickow on property consisting of approximately seventy-seven point one two (77.12) ± acres located in Section 14, Township 10 South, Range 16 East, and addressed approximately 2574 East 3800 North, Twin Falls, Idaho in the Rural Residential Zone. The intent is to create a forty-two (42) residential lot subdivision.

**A PRELIMINARY PLAT (2025-0099)** by Jon Zernickow on property consisting of approximately seventy-seven point one two (77.12) ± acres located in Section 14, Township 10 South, Range 16 East, and addressed approximately 2574 East 3800 North, Twin Falls, Idaho in the Rural Residential Zone. The intent is to create a forty-two (42) residential lot subdivision.

**A CANYON RIM SETBACK (Z2025-0116)** by Jason Derricott on property consisting of approximately five point zero (5.0) ± acres located in Section 01, Township 11 South, Range 17 East B.M. and being addressed approximately 3339 Oregon Trail Drive East, Kimberly, Idaho in the Rural Residential Zone. The intent is to reduce the canyon rim setback from one hundred (100) feet to fifty (50) feet.

**A VARIANCE (2025-0115)** by Jason Derricott on property consisting of approximately five point zero (5.0) ± acres located in Section 01, Township 11 South, Range 17 East B.M. and being addressed approximately 3339 Oregon Trail Drive East, Kimberly, Idaho in the Rural Residential Zone. The intent is to reduce the canyon rim setback from fifty (50) feet to thirty-five (35) feet to expand the current residence.

## **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 October 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 October 9, 2025.

**NOTICE IS FURTHER GIVEN** that applicant presentations, and public testimony will be heard at the Public Hearing on October 9, 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, September 30, 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 September 30, 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 September 30, 2025.

Dated this 9th day of September, 2025



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

ATTEST:

Kristina Glascock  
Clerk  
Twin Falls County

PUBLISH: Tuesday, September 16, 2025

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

October 7, 2025 12:00 Noon  
And  
October 9, 2025 6:30 pm

## **Business:**

Approval of Minutes: September 9 & 11, 2025

Approval of Written Decisions: September 11, 2025

**A LOT LINE ADJUSTMENT (Z2025-0118)** By Harry & Vicki Hoogland

## **Tabled Items:**

### **Items:**

1. **A CONDITIONAL USE (2025-0098)** by Jon Zernickow
2. **A PRELIMINARY PLAT (2025-0099)** by Jon Zernickow
3. **A CANYON RIM SETBACK (Z2025-0116)** by Jason Derricott
4. **A VARIANCE (2025-0115)** by Jason Derricott

## **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 September 30, 2025 at 630 Addison Avenue West, Suite 1100, Twin Falls, Idaho or (208) 734-9490.