

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 (Z2024-0115) by Jeremy Petersen on property consisting of approximately one point seven eight (1.78) \pm acres located in Quail Ridge Estates Subdivision in Section 06, Township 10 South, Range 18 East B.M., and being addressed approximately 4089 Quail Ridge Drive, Kimberly, Idaho. The property is located in the (SUI) Suburban-Urban Interface District in the Twin Falls Area of Impact. The intent is to request the correct square footage of five thousand four hundred (5,400) square feet for a single story detached shop for personal use.

A SPECIAL USE (Z2024-0122) by Joel and Claire Wagstaff on property consisting of approximately four point seven one (4.71) \pm acres located in Section 01, Township 10 South, Range 17 East B.M., and being addressed approximately 3272 Falls Avenue East, Twin Falls, Idaho, in the (SUI) Suburban-Urban Interface District in the Twin Falls Area of Impact. The intent is to construct a three thousand eight hundred forty (3,840) square foot detached accessory building for RV storage and personal use.

A PRELIMINARY PLAT (Z2024-0121) by Angel and Patricia Murillo (Patricia Subdivision) on property consisting of approximately two point seven two (2.72) \pm acres located in Section 01, Township 10 South, Range 14 East, and addressed approximately 4086 North 1400 East, Buhl, Idaho. The property is located in the Buhl Area of Impact and is located in the (R-1) Single Family Residential District. The intent is to create a two (2) residential lot subdivision.

A CONDITIONAL USE LAND DIVISION (Z2024-0111) by Cedar Draw, LLC on property consisting of approximately one hundred fifty-six point seven (156.7) \pm acres located in Section 13, Township 11 South, Range 19 East, and addressed approximately 4403 East 3300 North, Murtaugh, Idaho in the Agricultural Zone. The intent is to divide off approximately five point three eight (5.38) \pm acres.

A CONDITIONAL USE (Z2024-0114) by Connie Rippel and Sonia Fry on property consisting of approximately one point two three (1.23) \pm acres located in Section 10, Township 10 South, Range 18 East B.M., and being addressed approximately 3968 North 3610 East, Kimberly, Idaho in the Rural Residential Zone. The intent is to construct a four thousand (4,000) square foot two story detached accessory building for personal use.

A CONDITIONAL USE (Z2024-0118) by Richard Vastola on property consisting of approximately four point eight five (4.85) \pm acres located in Section 20 and 29, Township 08 South, Range 14 East B.M., and being addressed approximately 169 Thatcher Place, Buhl, Idaho in the Rural Residential Zone. The intent is to construct a three thousand six hundred (3,600) square foot accessory building for personal use.

A VARIANCE (2024-0123) by IREV, LLC on property consisting of approximately three hundred and twenty point two nine (320.29) \pm acres located in Section 12, Township 07 South, Range 12 East B.M. and being addressed approximately 250 East 5700 North, Hagerman, Idaho in the Agricultural Preservation Zone. The intent is to reduce the setbacks for current and future corrals and runoff containment for a proposed Confined Animal Feeding Operation.

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 8th day of October 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 October 10, 2024.

NOTICE IS FURTHER GIVEN that applicant presentations, and public testimony will be heard at the public hearing on October 10, 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, October 1, 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 October 1, 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 October 1, 2024.

Dated this 11th day of September, 2024

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

ATTEST:

Kristina Glascock
Clerk
Twin Falls County

Tuesday, September 17, 2024

Twin Falls County Planning and Zoning Commission Public Hearing Agenda

October 8, 2024 12:00 Noon
And
October 10, 2024 6:30 pm

Business:

Approval of Minutes: September 10 and 12, 2024

Approval of Written Decisions: September 12, 2024

1. **A LOT LINE ADJUSTMENT (2024-0141)** by Jordan Funk and Trent Cummins

Tabled Items:

Items:

1. **A SPECIAL USE (Z2024-0115)** by Jeremy Petersen
2. **A SPECIAL USE (Z2024-0122)** by Joel and Claire Wagstaff
3. **A PRELIMINARY PLAT (Z2024-0121)** by Angel and Patricia Murillo (Patricia Subdivision)
4. **A CONDITIONAL USE LAND DIVISION (Z2024-0111)** by Cedar Draw, LLC
5. **CONDTIONAL USE (Z2024-0114)** by Connie Rippel and Sonia Fry
6. **A CONDTIONAL USE (Z2024-0118)** by Richard Vastola
7. **A VARIANCE (2024-0123)** by IREV, LLC

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 October 1, 2024 at 630 Addison Avenue West, Suite 1100, Twin Falls, Idaho or (208) 734-9490.