

**NOTICE OF PUBLIC HEARING  
CITY OF BUHL, IDAHO**

**NOTICE IS HEREBY GIVEN** that the City Council of Buhl, Twin Falls County, Idaho, will hold a public hearing on **Monday, January 27, 2025**, at **6:30 P.M.**, in City Council Chambers, 203 Broadway Ave N, Buhl, ID., to hear testimony relating to the following request:

**A REZONING REQUEST** submitted by North Canyon Medical Center to rezone parcels # RPB7246031600, RPB72460317020, and RP09S15E316780 from multiple zoning districts (I-1, Ag-20, R-1, B-2), to B-3 Community Business District.

**LEGAL DESCRIPTION(S):**

**RPB72460316000 (PORTION)**

Being a portion of the SW 1/4 of Section 31, Township 9 South, Range 15 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

Commencing at the Southwest Quarter Corner of said Section 31;

Thence, along the South Boundary of said SW 1/4 of Section 31, South 89°27'08" East 1209.74 feet to the Southwest Corner of that certain Parcel of Land described in Deed recorded May 11, 2018 as Instrument No. 2018-007277 in the office of the County Recorder of Twin Falls County;

Thence, along the West Boundary of said Parcel of land, North 00°07'23" West 225.09 feet to the Southeast Corner of that certain Parcel of Land described in Deed recorded July 6, 2018, as Instrument No. 2018-010404 in said office of the County Recorder of Twin Falls County;

Thence, along the East Boundary of said Parcel of Land, North 00°07'23" West 242.00 feet to the Northeast Corner thereof and being the **REAL POINT OF BEGINNING**;

Thence, along the North Boundary of said Parcel of Land (2018-010404), North 89°27'08" West 201.67 feet to the Northwest Corner thereof, said Corner being a point on the West Boundary of Parcel 1 as described in Deed recorded January 2, 2018 as Instrument No. 2018-000048 in said office of the County Recorder of Twin Falls County;

Thence, along said West Boundary, North 00°05'54" West 105.34 feet;

Thence, continuing along said West Boundary, North 00°07'59" West 712.52 feet to the Northwest Corner of said Parcel 1;

Thence, along the North Boundary of said Parcel 1, South 83°21'12" East 397.51 feet to the Northeast Corner thereof;

Thence, along the East Boundary of said Parcel 1, South 00°07'23" East 775.62 feet;

Thence, leaving said East Boundary, North 89°27'08" West 193.01 feet to said **REAL POINT OF BEGINNING**.

Containing approximately 7.22 acres.

**RPB72460317020 & RPB72460316000 (PORTION)**

Being a portion of the SW 1/4 of Section 31, Township 9 South, Range 15 East, Boise Meridian, Twin Falls County, Idaho, more particularly described as follows:

Commencing at the Southwest Quarter Corner of said Section 31;

Thence, along the South Boundary of said SW 1/4 of Section 31, South 89°27'08" East 1209.74 feet to the Southwest Corner of that certain Parcel of Land described in Deed recorded May 11, 2018 as Instrument No. 2018-007277 in the office of the County Recorder of Twin Falls County and being the **REAL POINT OF BEGINNING**;

Thence, along the West Boundary of said Parcel of land, North 00°07'23" West 225.09 feet to the Southwest Corner of Parcel 1 as described in Deed recorded as described in Deed recorded January 2, 2018 as Instrument No. 2018-000048 in said office of the County Recorder of Twin Falls County;  
Thence, along the West Boundary of said Parcel 1, North 00°07'23" West 242.00 feet to the Northeast Corner thereof;  
Thence, South 89°27'08" East 193.01 feet to a point on the East Boundary of said Parcel 1;  
Thence, along said East Boundary, South 00°07'23" East 242.00 feet to the Northeast Corner of said Parcel of Land (2018-007277);  
Thence, along the East Boundary of said Parcel of land (2018-007277), South 00°07'23" East 225.09 feet to the Southeast Corner thereof;  
Thence, along the South Boundary of said Parcel of Land (2018-007277), North 89°27'08" West 193.01 feet to said **REAL POINT OF BEGINNING**.

Containing approximately 2.07 acres.

### **RP09S15E316780**

Being a portion of the SW 1/4 of Section 31, Township 9 South, Range 15 East, Boise Meridian, Twin Falls County, Idaho, being Parcel 2 as described in Deed recorded January 2, 2018 as Instrument No. 2018-000048 in the office of the County Recorder of Twin Falls County, more particularly described as follows:

Commencing at the Southwest Quarter Corner of said Section 31;

Thence, along the South Boundary of said SW 1/4 of Section 31, South 89°27'08" East 1402.75 feet to the Southeast Corner of that certain Parcel of Land described in Deed recorded May 11, 2018 as Instrument No. 2018-007277 in the office of the County Recorder of Twin Falls County;

Thence, along the East Boundary of said Parcel of land, North 00°07'23" West 225.09 feet to the Southwest Corner of said Parcel 2 and being the **REAL POINT OF BEGINNING**;

Thence, along the West Boundary of said Parcel 2, North 00°07'23" West 1017.62 feet to the Northwest Corner thereof;

Thence, along the North Boundary of said Parcel 2, South 83°21'12" East 191.90 feet to the Northeast Corner thereof;

Thence, along the East Boundary of said Parcel 2, said East Boundary being the center of a Twin Falls County Irrigation Ditch, South 28°49'59" East 69.00 feet;

Thence, continuing along said East Boundary, South 12°29'37" East 56.99 feet;

Thence, continuing along said East Boundary, South 06°06'22" East 53.23 feet;

Thence, continuing along said East Boundary, South 16°57'19" East 42.21 feet;

Thence, continuing along said East Boundary, South 06°10'13" East 36.65 feet;

Thence, continuing along said East Boundary, South 36°19'30" East 49.03 feet;

Thence, continuing along said East Boundary, South 20°00'24" East 41.66 feet;

Thence, continuing along said East Boundary, South 37°27'04" East 41.23 feet;

Thence, continuing along said East Boundary, South 28°30'06" East 130.63 feet;

Thence, continuing along said East Boundary, South 12°27'34" East 94.59 feet;

Thence, continuing along said East Boundary, South 05°17'24" East 72.38 feet;

Thence, continuing along said East Boundary, South 02°28'50" East 74.01 feet;

Thence, continuing along said East Boundary, South 16°38'55" East 86.65 feet;

Thence, continuing along said East Boundary, South 01°49'21" West 58.76 feet;

Thence, continuing along said East Boundary, South 15°42'31" East 53.24 feet;

Thence, continuing along said East Boundary, South 28°35'16" East 54.11 feet;

Thence, continuing along said East Boundary, South 28°40'04" East 56.25 feet to the Southeast Corner thereof;

Thence, along the South Boundary of said Parcel 2, North 89°27'08" West 507.20 feet to said **REAL POINT OF**

**BEGINNING.**

Containing approximately 8.26 acres.

Written comment on the proposal will be accepted at the City Clerk's Office until 4:00 P.M. on the day of the hearing. All persons desiring to be heard concerning the proposed rezone application should be in attendance at the hearing. Documents on this matter may be viewed at Buhl City Hall. For more information, call 208-543-5650.

Karen Drown

Clerk

(Publish January 9, 2025 Times-News)