

**NOTICE OF PUBLIC HEARING  
CITY OF BUHL, IDAHO  
PLANNING AND ZONING**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the Buhl Planning and Zoning Commission on **Wednesday, November 20, 2024**, at **6:00 p.m.**, in City Council Chambers, 203 Broadway Ave N, Buhl, ID. The Planning and Zoning Commission will conduct business and hear staff presentations on Wednesday, November 20, 2024, at 10:30 a.m. regarding 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-3), to solely 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.

Persons wishing to provide testimony should attend. Written comments will be accepted by 5:00 p.m. on November 20, 2024, at the Planning and Zoning office or via email to [jazmine.m@cityofbuhl.us](mailto:jazmine.m@cityofbuhl.us). For special accommodations to participate in this hearing, contact the Planning and Zoning office by Thursday, November 14, 2024. For more information, call 208-543-5650.

Jazmine Mills  
Planning and Zoning Administrator  
(Publish November 02, 2024 Times-News)