



PLANNING & ZONING COMMISSION MEETING MINUTES
January 21, 2026, at 10:30 a.m.
Council Chambers at City Hall—203 Broadway Ave N, Buhl, Idaho

PRESENT

Commissioner Jeff Gabardi, Chair
Commissioner Bob Vande Water
Commissioner Reme Pullicar

STAFF

Jazmine Mills, P&Z Administrator

ALSO PRESENT

Members of the Public

CALL TO ORDER

Jeff called the meeting to order at 10:30 a.m. He noted the postponed hearing for a subdivision application and that he has not received his notice since he lives near the proposed site.

CONFIRMATION OF QUORUM FOR WORKING SESSION

Jazmine confirmed a quorum. Reme attended via Zoom.

OLD BUSINESS:

- 1) **Approval of Minutes—November 24, 2025:** Reme moved to approve the minutes. Bob seconded. There was no discussion. Voice vote: all in favor. Motion carried.
- 2) **TABLED ITEM: Code Discussion—Animal Grazing Ordinance Revision:** Bob moved to remove the item from the table. Reme seconded. Voice vote: all in favor. Motion carried.

Staff presented a second draft ordinance addressing conflicts in Title 9, Chapters 5 and 8 of the Buhl City Code. It removes outdated permit references, fixes internal inconsistencies, and clarifies rules on animal keeping, grazing, poultry/fowl, rabbits, and bees to align with current practices. The proposed amendments include reorganizing code sections, updating the agricultural use table, adding cross-references between sections, and aligning related provisions.

The Commission discussed the draft ordinance. Bob moved to proceed to a public hearing for the grazing ordinance. Reme seconded. Voice vote: all in favor. Motion carried.

- 3) **TABLED ITEM: Code Discussion—Airport Commercial Uses:** Reme moved to remove the item from the table. Bob seconded. Voice vote: all in favor. Motion carried.

Staff provided background on the proposed ordinance changes affecting uses in the airport zone. It was noted that the adoption of the Twin Falls County Area of Impact (AOI) ordinance on December 19, 2025, creates a nuanced relationship between the City zoning code amendments and their effective dates within the AOI, meaning changes only apply in the AOI if and when Twin Falls County adopts the City's amendments.

Reme presented recommended commercial uses for each table category (agricultural, residential, commercial, industrial, and public/semipublic). The proposed rubric considered anticipated future airport growth, risk level, visibility, and whether a use should be permitted or conditional.

Reme moved to schedule the proposed Airport Uses amendment for a future public hearing at a time when the agenda is less crowded. Bob seconded the motion. There was no discussion. A voice vote was taken; all were in favor. Motion passed.

NEW BUSINESS:

- 1) **Commission Chair Election:** Bob moved to recommend Jeff Gabardi continue as Commission Chair. Reme seconded. Voice vote: all were in favor. Motion passed.
- 2) **Buhl P & Z Commission— “Year in Review”:** Jazmine presented a summary of Commission 2025 activity. The Commission held 18 public hearings during the year and processed multiple code amendments, rezonings, variance requests, and other land use actions. Despite two vacancies, attendance remained at 92%. Major efforts included updates to Storage Facility standards, revisions to the Subdivision ordinance, updates to the Airport Zone schedule, revisions to the Animal Keeping and Grazing ordinance, and the addition of “Equipment Rental Yard” as a conditionally permitted use in the B-3 zone. The presentation also noted right-of-way vacations, increased Area of Impact (AOI) coordination with Twin Falls County, ITD responses, recurring public testimony themes (traffic, density, and grazing standards), infrastructure planning efforts, and preparation for long-term growth in Buhl.

Jeff suggested quarterly reviews of Commission activity to keep track of all applications. No formal action was required for this topic.

- 3) **Buhl Area of Impact Update Discussion:** Jazmine reported on the Twin Falls County Commission public hearing held on December 19, 2025, regarding the Buhl Area of Impact (AOI). Before the hearing, County Commissioners requested a review of the City’s AOI boundaries to expand areas projected to grow and reduce areas not growing. Updated maps were presented. Boundary criteria included projected growth within five years and avoidance of split parcels.

It was noted that zoning amendments adopted before December 19, 2025, apply within the AOI; amendments adopted afterward do not take effect until adopted by the County. The Bear Necessities zoning amendment, approved by the P&Z Commission in November 2025 and by City Council in January 2026, remains subject to County adoption.

The County approved the revised boundaries, but implementation is pending. Coordination with the County is ongoing, particularly as the City updates its Comprehensive Plan to align future land use maps with AOI changes. Jazmine noted that further updates on implementation will be provided as available. The Commission acknowledged the timeline and burden this County ordinance update imposes on the County, AOI residents, and cities.

- 4) **Commission Membership Discussion:** Jazmine reported three applicants for two open seats. The interview panel will include the County Commissioner, P&Z Commission Chair, and City Council President. Staff will coordinate panel dates with applicants following Council approval of the president.
- 5) **2026 Schedule Discussion:** Jazmine presented the 2026 meeting and application submission dates. The Commission discussed adjusting the working meeting time to encourage volunteer and community engagement. Jeff praised Reme’s example of remote attendance and noted the prior

discussion with staff on this topic. The Commission recommended that staff ask the newly selected volunteers for their preferred meeting times.

- 6) **Comprehensive Plan Update Discussion:** Jazmine discussed the next phase: forming a Citizen Commission Committee of 6–8 individuals to process survey data and assist with implementation of the Comprehensive Plan with guidance from Clearwater Financial. She invited the Commission to view a presentation to the Council from Clearwater Financial via a YouTube stream in February.

COMMISSION COMMENTS—Reme thanked Jazmine for support and responsiveness to change recommendations, Jeff for accepting the chairmanship, and all Commissioners for their dedication to the community. Jeff expressed appreciation for Jazmine’s work at the Twin Falls County hearing.

CITIZEN COMMENTS—There were none.

ADJOURN—Bob moved to adjourn the meeting at 12:05 p.m. Reme seconded. Voice vote: all in favor. Motion passed.

DRAFT