



PLANNING & ZONING COMMISSION MEETING MINUTES
March 18, 2026, at 10:30 a.m. and 6:00 p.m.
Council Chambers at City Hall—203 Broadway Ave N, Buhl, Idaho

PRESENT

Commissioner Jeff Gabardi, Chair
Commissioner Bob Vande Water
Commissioner Reme Pullicar
Commissioner Nick Popplewell
Commissioner Rodney Netz

STAFF

Jazmine Mills, P & Z Administrator
Jason Scott, Public Works Director

ALSO PRESENT

Members of the Public

CALL TO ORDER

Jeff called the meeting to order at 10:32 a.m.

WORKING SESSION

CONFIRMATION OF QUORUM: Jazmine confirmed a quorum. All members in person.

Jeff thanked the Commissioners for attending and acknowledged the challenges of maintaining quorum with limited staffing.

Bob moved to approve the amended agenda. Reme Pullicar seconded the motion. Voice vote: All voted in favor. Motion passed.

OLD BUSINESS:

- 1) **Approval of Minutes—February 18, 2026:** Jeff asked for any corrections to the minutes of the February 18, 2026, meeting. Hearing none, the minutes were approved as presented.

NEW BUSINESS:

- 1) **Staff Report: Airport Uses Ordinance—**Jazmine provided background on the Airport zoning district, explaining that a resident in the Area of Impact (AOI) applied to Twin Falls County for a residential building permit and discovered that the district was not listed in the Schedule of Uses or allowable uses. She added that during that review, the Commission approved residential uses for the district and deferred commercial and other uses for future consideration. The current proposal, developed with Reme, was presented for formal consideration and public hearing.

Jazmine explained the role of Twin Falls County in the AOI, noting that the County enforces the City of Buhl Zoning Code (Title 9) and adopted the most recent amendments in December 2025. Any new amendments adopted by the City do not automatically apply in the AOI unless later adopted by the County.

The Commission reviewed the proposed Airport Uses Ordinance.

Jazmine added that the public notice was published in the February 28, 2026 issue of the *Times-News*, the public hearing sign was posted at City Hall, and political subdivisions were notified by mail. No comments were received.

- 2) **Staff Report: Animal Grazing—**Jeff noted that this proposal started in coordination with Public Works Director Jason Scott.

Jazmine explained that the current City Code § 9-5-5 included a grandfathered right permit requiring annual renewal, which many residents were unaware of. She stated that failure to renew resulted in loss of grandfathered rights, creating confusion.

To address this, staff proposed revisions to clarify allowable livestock and animals, minimum lot sizes, permit requirements, and applicable standards. During review, conflicts were identified in Chapter 8. As a result, the Commission opted to incorporate all related amendments into Chapter 8 instead of Chapter 5 to ensure consistency, recognizing the increasing prevalence of urban farming and homesteading.

The Commission discussed livestock limits on larger parcels, animal care standards, implementation of the ordinance, and applicability to properties 0.9 acres and larger within city limits.

Jazmine added that the public notice was published in the February 28th issue of the *Times-News*, the public hearing sign was posted at City Hall, and political subdivisions were notified by mail. No comments were received from political subdivisions or residents. She also provided an overview for newer Commissioners regarding meeting structure, explaining the purpose of split meeting times (working session and public hearing), public hearing procedures, the importance of basing decisions on the Comprehensive Plan, and community-wide considerations.

Jeff asked about a status update on a previously conditionally approved application. Jazmine indicated he could address it during Commission Comments.

The Commission reviewed the Animal Grazing Ordinance.

- 3) **Area of Impact Zoning Designations Review**—Jeff reported on his and Bob’s attendance at the December Twin Falls County hearing, where AOI ordinances affecting eight cities were updated. He highlighted the importance of interagency coordination. He noted sitting in on Nutrien Ag’s conditional use permit recent reapplication, among other applicants’ considerations. Jeff commented on the increased workload on the County.

The Commission discussed the boundaries of the Buhl Area of Impact.

Jazmine explained that the updated AOI boundaries will not take effect until they are reflected in the City’s Comprehensive Plan map. She further noted that the County has requested zoning designations for AOI properties and that properties would default to Agricultural zoning if no designation is provided.

Jason explained that newly added city-owned parcels should be designated AG-20. He noted that these parcels were zoned residential under the County and have long been nonconforming. He further explained that the land was originally granted to the City in 1928 to use as a dump and that rezoning to AG-20 would allow the City to pursue uses such as gravel crushing.

The Commission reviewed the proposed zoning designations. Reme Pullicar moved to approve the zoning designations as presented, and Bob Vande Water seconded the motion. Roll call vote: Rodney—Yes, Reme—Yes, Bob—Yes, Nick—Yes, Jeff—Yes. Motion Passed.

Reme provided an overview for new members on ex parte communications and conflicts of interest.

RECESS—At 11:30 a.m., Reme moved to recess the meeting until 6 p.m. Bob seconded. Voice vote: All voted in favor. Motion Passed.

PUBLIC HEARING SESSION

RECONVENE: The meeting was reconvened at 6:00 p.m.

Jeff introduces the new members to the commission: Nick Popplewell and Rodney Netz.

CONFIRMATION OF QUORUM: Jazmine confirmed a quorum.

PUBLIC HEARING #1— Airport Zoning Code Amendment

Jeff opened the public hearing for a zoning code amendment to Title 9, Chapter 8, Section 1, “Schedule of Land Uses”, to add allowable uses within the Airport Zoning District across all table categories (agricultural, residential, commercial, industrial, and public/semipublic).

DISCLOSURES: No conflicts or ex parte communications reported.

STAFF REPORT: Jazmine presented the staff report to the public. Additional details included that the public notice sign was posted at city hall, and copies of the notice have been available on-site since February 26, 2026. She added that residential uses and the airport column were formally adopted by city council with ordinance 2025-14 on October 27, 2025. She explained that the Airport zoning district currently does not include commercial, industrial, or public/semi-public uses in the Schedule of Uses, and therefore such uses cannot be considered. She further explained that a conditional use permit cannot be issued for uses not listed in the code, referencing applicable legal precedent (*Gardner v. Boundary County Board of Commissioners*).

PUBLIC TESTIMONY—No written or oral testimony was provided.

PUBLIC HEARING #1 was closed at 6:08 p.m.

PUBLIC HEARING #2— Animal Grazing Code Amendment

Jeff opened the public hearing for amendments to Title 9, Chapters 5 and 8 related to nonconforming uses and residential animal keeping and grazing practices. The amendment updates standards for poultry, fowl, livestock, rabbits, and bees within residential areas and clarifies minimum lot size, density, permitting, and enforcement provisions.

CONFIRMATION OF QUORUM: Jazmine confirmed a quorum.

DISCLOSURES: No conflicts or ex parte communications reported.

STAFF REPORT: Jazmine presented the staff report to the public stating explaining that prior amendments to Section 9-5-5 were not forwarded to City Council due to conflicts with other sections of code. She stated that the revised proposal provides clear and consistent standards for animal keeping, including livestock, poultry, rabbits, and bees, and addresses minimum lot size, density, permitting, and enforcement.

PUBLIC TESTIMONY

- No written correspondence.
- **Adam Madalena of Buhl**, provided neutral testimony and asked questions regarding the ordinance adoption process, permitting, animal limits, and applicability.
 - The Commission and staff responded with clarification regarding process and standards.

PUBLIC HEARING #2 was closed at 6:28 p.m.

Jeff asked staff about Harvest Hills Ph 3 conditional approval items. Jazmine stated she has received revised construction plans and traffic study, waiting on developer’s agreement.

NEW BUSINESS:

- 1) **Review and Consideration Zoning Code Amendment: Additional allowable uses in the Airport Zoning District:** Reme moved to approve the zoning code amendment as presented. Nick seconded. No discussion. Roll call vote: Nick—yes, Bob—yes, Reme—yes, Rodney—yes, Jeff—yes. The motion passed.

2) **Review and Consideration Zoning Code Amendment: Animal Grazing Ordinanc:** Bob moved to approve the zoning code amendment as presented. Reme seconded. No discussion. Roll call vot: Rodney—yes, Reme—yes, Jeff—yes, Bob—yes, Nick—yes. The motion passed.

COMMISSION COMMENTS: Bob thanked Reme for his hard work on the airport ordinance and thanked the new commissioners for their volunteerism.

CITIZEN COMMENTS: There were none. Jazmine informed the Commission that she'll be attending the 2026 Idaho Power Energy Academy. Rodney noted that Idaho Power's role in promoting energy efficiency and available programs.

ADJOURN: Reme moved to adjourn the meeting at 6:40 p.m. Bob seconded. Voice vote: all in favor. Motion passed.