

CITY OF BUHL PLANNING & ZONING MINUTES

203 BROADWAY AVE N

November 24, 2025, SPECIAL MEETINGS

PRESENT:		STAFF:	ALSO PRESENT:	
Jeff Gabardi	Commission Chair	Jazmine Mills	P & Z Admin	Andy Drown, Applicant
Bob Vande Water	Commission Member			Members of the Public
Reme Pullicar	Commission Member			

WORKING SESSION

CALL TO ORDER

Jeff Gabardi, Commission Chair, called the meeting to order at 10:34 a.m. due to technical delays.

CONFIRMATION OF QUORUM FOR WORKING SESSION

Jazmine confirmed a quorum. Reme Pullicar attended via Zoom.

OLD BUSINESS:

1. **Approval of Minutes — November 24, 2025:** Bob moved to approve the minutes. Reme seconded. There was no discussion. Voice vote: all in favor. Motion passed.
2. **TABLED ITEM: Code Discussion—Animal Grazing Ordinance Revision:** Jeff stated the item remains under research and will be addressed at a future meeting.

Reme moved to keep the item tabled to allow for additional research. Bob seconded. There was no discussion. Voice vote: all in favor. Motion passed.

NEW BUSINESS:

1. **Staff Report on Zoning Title Code Amendment Ordinance: Add “Equipment Rental Yard” in the Commercial table as a CONDITIONALLY PERMITTED use in the B-3 Community Business District:** Jazmine presented the proposed amendment to §9-8-1, *Schedule of Uses*, to add “Equipment Rental Yard” as a conditionally permitted use in the B-3 district. She explained that the Commission previously denied a zoning amendment request that relied on a broader classification and that the revised term more accurately describes the proposed use.

She noted that “Equipment Rental Yard” is currently permitted in industrial zoning districts but is not listed in the B-3 district. Jazmine emphasized that the Commission was reviewing a code amendment, not a site-specific request, and that approval would apply to all B-3-zoned properties within the city and its area of impact.

She explained that designating the use as conditionally permitted would require future applicants to obtain a Conditional Use Permit (CUP), allowing the appropriate Commission to impose site-specific conditions such as screening, setbacks, and buffering. Jazmine reviewed current B-3 locations using the zoning map.

The Commission discussed the compatibility of the proposed use within the B-3 district, emphasizing that the discussion focused on code standards rather than a specific business. Commissioners compared the use to other permitted and conditional uses in B-3, including RV storage, and discussed the importance of consistent CUP standards, particularly where commercial areas abut residential properties. Limited availability of I-1-zoned land on the west end of Buhl was also noted.

RECESS — Reme moved to recess the meeting until 6:00 p.m.; Bob seconded. Voice vote: all in favor. Meeting recessed at 10:59 a.m.

PUBLIC HEARING SESSION

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

CONFIRMATION OF QUORUM FOR PUBLIC HEARING #1: Jazmine confirmed a quorum. Reme Pullicar attended via Zoom.

DISCLOSURES—No conflicts of interest or ex-parte contact were reported.

PUBLIC HEARING #1—Jeff invited the applicant to make a statement.

Andy Drown stated that he intends to purchase a property in Buhl for his business. He explained that the operation generates low traffic and minimal noise and would be compatible with surrounding B-3 uses. He noted that Bear Necessities is a long-established service business that has operated for 20 years, 16 of which have been under his ownership, serving the Mini-Cassia area. He expressed interest in expanding locally and noted that while activity increases seasonally, overall impacts remain limited.

STAFF REPORT—Jazmine presented the staff report, explaining that the Commission previously denied the applicant’s zoning amendment request due to the broad nature of the proposed use. The Commission determined that the term “Equipment Rental Yard” more accurately reflects the applicant’s business model, which involves storing equipment and vehicles for Bear Necessities porta-potties. She clarified that the business does not process waste on-site and that the Health Department closely monitors both equipment and dump sites.

She stated that the applicant resubmitted a zoning code amendment requesting that “Equipment Rental Yard” be allowed in the B-3 zone. The use is currently permitted in industrial zones but is not listed in B-3. The subject property is located within the area of impact and is zoned B-3. Jazmine emphasized that the Commission’s role is to determine whether the proposed use is compatible with all B-3 properties within the city and the area of impact.

Jazmine noted that the public hearing notice was published in the November 6, 2025, edition of the *Times-News* and that a notice sign was posted at City Hall. Because the public hearing was initiated by the Commission, the application fee was waived in accordance with city policy.. She explained that if approved, any CUP application for an equipment rental yard would be reviewed by the appropriate Planning & Zoning Commission, and site-specific conditions would be addressed at that time.

In response to a question from Jeff, Jazmine provided examples of existing B-3 businesses, including Train Station Pizza, a cabinet shop, a veterinary clinic, a storage facility, a mechanic shop, Jackson’s Kountry Korner, Joe’s Blacksmith, Les Schwab, the Highway District, Citizens, Rangen’s Bean Storage, and Sprinkler Head Rebuilders. She noted that while these uses are not industrial, they represent heavier commercial activity rather than small storefront businesses.

The zoning map was reviewed.

No written testimony was submitted.

Jeff called for testimony in support.

- **Mark Jones, Twin Falls**, representing Bear Necessities as their real estate agent, spoke in support of the amendment. He stated that industrially zoned properties large enough for the business were not available within budget. He noted that allowing equipment rental yards as a conditional use in the B-3 zone would still require a CUP. He reviewed permitted uses in the B-3 district and stated that the proposed use is comparable to other uses that generate in-and-out traffic and do not operate as storefront retail. He concluded that the use is compatible with the B-3 district.

Jeff called for testimony in opposition.

- **Denise Jarolimek, Buhl**, testified in opposition. She noted that equipment rental yards are already permitted in industrial zoning districts. She read into the record the purpose of the B-3 district in §9-6-1, emphasizing it is “intended to create, preserve, and enhance areas with a wide range of retail sales and service establishments,” and expressed concern that allowing equipment rental yards in B-3 could encroach on the district’s retail-focused character. She cited the conditional use permit standards in §9-18-4, which require uses to be “designed, constructed, operated, and maintained in a manner harmonious with the existing or intended character of the area and not change the essential character of the district,” and urged the Commission to consider long-term impacts. Ms. Jarolimek noted potential impacts on existing businesses and future expansion, stated that she did not see a need to create a conditional use for a use already permitted in other districts, and clarified that her testimony does not reflect a personal opinion regarding Bear Necessities or Mr. Drown, but rather her concern with preserving the intended character of the B-3 Community Business District.

No neutral testimony was provided.

REBUTTAL— Andy Drown stated that his business operates as a service establishment, consistent with the purpose of the B-3 district. He noted that traffic impacts would be minimal compared to other service businesses and that occasional customer visits are limited. He reiterated that the operation is primarily a rental service.

Reme asked for clarification that the request before the Commission was to add a use to the B-3 zone and noted that previous references to waste collection or garbage truck dispatching would not align with an equipment rental yard use. He sought confirmation that the proposed amendment accurately reflects the applicant’s intended operations.

Jeff closed the public hearing #1 at 6:41 p.m.

NEW BUSINESS

1. Review and Consideration of Zoning Code Amendment: Add “Equipment Rental Yard” in the Commercial table as a CONDITIONALLY PERMITTED USE in the B-3 zone:

Bob moved to recommend approval of a zoning code amendment request by Andy Drown/Bear Necessities to amend the city of buhl’s zoning code as follows: Title 9, Chapter 8, Section 1— Schedule of Land Uses: add “equipment rental yard” in the commercial table as a conditionally permitted use in the b-3 community business district. Reme seconded.

Bob referenced the city code definition of industrial uses as “the manufacture, processing, and testing of goods or materials, including the production of power,” and stated that the proposed amendment would apply to all properties zoned B-3. He noted that equipment rental yards may include a wide range of equipment, from heavy machinery to event-related items, and emphasized that concerns about neighboring uses could apply similarly to many types of equipment rental businesses, not solely to porta-potty operations.

Reme stated that RV storage is currently permitted in the B-3 zone and that the proposed use does not present a substantially different traffic impact. He noted that RV storage requires screening and recommended that equipment rental yards be subject to similar screening standards to mitigate visual impacts.

Roll call vote: Bob — Yes, stating that the B-3 zone is appropriate to accommodate a range of equipment rental uses. Reme — Yes, stating that there will be a future need for this type of use and that the B-3 zone is appropriate for services the City seeks to encourage, and noting appreciation for public comments that emphasized long-term planning considerations. Jeff — Yes,

noting the importance of applying clear and consistent standards through the conditional use permit process. Motion passed.

COMMISSION COMMENTS— Jazmine asked the Commission whether the December 17 meeting conflicted with members’ schedules due to the holiday season and whether cancellation should be considered. Commissioners confirmed their availability for the December 17 meeting. The next regular meeting is scheduled for January 21.

Jazmine informed the Commission of an upcoming public hearing before the Twin Falls County Commissioners regarding county code updates and proposed changes to the City of Buhl’s Area of Impact (AOI) boundary. She stated she would forward details and confirm dates. Jeff invited Denise to attend if she wished to observe how Buhl’s long-term planning efforts are progressing, noting that much of the Commission’s recent work has focused on the AOI.

Jeff noted that the Buhl Comprehensive Plan update is ongoing and encouraged public participation to help guide future growth.

CITIZEN COMMENTS — **Mark Jones, Twin Falls**, commented on planning efforts in Twin Falls County and the cities of Hansen, Kimberly, and Filer, noting that annexation and sewer and water infrastructure are common challenges for growing communities. He emphasized the importance of citizen involvement in growth decisions and stated that discussions a limited affordable housing within city limits and greater opportunities for higher-density development outside city boundaries. He stressed the need to plan infrastructure in advance of growth and cited the rising cost of lift stations as a factor influencing development patterns in Twin Falls, including areas near Perrine Canyon that have transitioned to well and septic systems despite proximity to city limits. Mr. Jones commended the Commission for actively considering the City of Buhl’s Area of Impact and expressed support for future rezoning efforts and utility line extensions to facilitate west-side growth.

MEETING ADJOURNED — Bob moved to adjourn the meeting. Reme seconded. Voice vote: all in favor. Motion passed. Meeting adjourned at 7:03 p.m.