

City of Heyburn Planning & Zoning Commission
May 8, 2012

The Planning & Zoning meeting was called to order at 7:00 p.m. and a declaration of a quorum present by Russ Smith.

Attendance:

Tony Luna, Russ Smith, Scott Bell, Paul Aston, Steve Tuft and recording secretary Penny West.

Declaration of Conflict of Interest: No conflict of interest.

Welcome to new Commission Member Scott Bell.

Approval of Minutes: A motion was made by Tony Luna and seconded by Scott Bell to approve the minutes of the April 9, 2012 Planning and Zoning meeting. Motion carried unanimously.

Russ Smith opened the public hearing at 7:02:

A public hearing was held to address the application by Bill Loughmiller to replat the Centennial Industrial Park Subdivision by creating two lots from lots 7, 8 & 9, by vacating Union Drive and extending Centennial Drive to east boundary for future expansion.

Heber Loughmiller was present at the hearing. Paul Aston was representing the Loughmillers. Paul explained that the current plat would need to be amended to create two larger lots to allow development without concern for property line issues. The proposal would also vacate Union Drive which extends to the south and would eliminate the necessity to develop and maintain this street that would serve no purpose. This proposal would leave lot 10 without access but a restriction could be included in the plat that lot 10 could not be developed only in conjunction with an adjacent lot. Steve Tuft would prepare an ordinance to vacate Union Drive.

There are also plans to develop the property east of Centennial Park and to accommodate that development; Centennial Drive would need to be extended.

Steve Tuft expressed his concern in vacating a street. A discussion was held concerning a utility easement in case it was needed in the future. Mr. Tuft suggested that a developers meeting be held with Paul Aston, Mr. Loughmiller and Mr. Tuft.

Mr. Loughmiller discussed the option of retaining an easement on Christensen's side of their share of the vacated Union Drive. He would also accept a restriction that lot 10 could not be developed or only in conjunction with an adjacent lot.

Under the advice of Mr. Tuft, a developers meeting was scheduled between Steve Tuft, Paul Aston and Heber Loughmiller.

Russ Smith closed the Public Hearing at 7:33.

Motion: A motion was made by Tony Luna and seconded by Scott Bell to recommend to the Heyburn City Council the amendment of the Centennial Industrial Park plat by creating lots 7A and 8A from lots 7, 8 & 9. Motion carried unanimously.

Motion: A motion was made by Tony Luna and seconded by Scott Bell to recommend to the Heyburn City Council the vacating of Union Drive. Motion carried unanimously.

Motion: A motion was made by Scot Bell and seconded by Tony Luna to extend Centennial Drive to the east boundary. Motion carried unanimously.

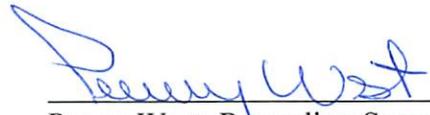
Other Business:

The next meeting is scheduled for June 5th.

Meeting adjourned at 7:54 p.m.



Russ Smith, Vice Chairman



Penny West, Recording Secretary