

NOTICE OF PUBLIC HEARING

THE CITY OF HEYBURN PLANNING AND ZONING COMMISSION will hold a public hearing on Tuesday 20 June 2023 at 4:00 PM in the City Council Chambers located at 941 18th Street, Heyburn, Idaho to hear public comment on the following applications.

ZONING, pursuant to Idaho Code 67-6511, of the properties belonging to Chocata, Inc. contiguous to the City of Heyburn.

The Chocata parcels, RP10S23E140628 and RP10S23E141225, an open field located east and south of the home located at 341 West 400 South Road, Heyburn, Idaho, known by the legal description:

Township 10 South, Range 23 East, Boise Meridian, Minidoka County, Idaho.
Section 14: A portion of the West Half of the Northeast Quarter monumented by a 5/8" rebar and the true point of beginning.
Thence along the east line of the west half of the NE Quarter South 0°09'14" East 1615.06 feet to a 1/2" rebar;
Thence continuing along said east line South 0°09'14" East 27.89 feet to the centerline of the "A" Canal;
Thence along said centerline South 79°19'41" West 820.35 feet;
Thence continuing along said centerline South 82°49'05" West 518.79 feet to a point on the west line of the east half of the NE Quarter;
Thence along said west line North 0°08'59" West 30.22 feet to a 1/2" rebar;
Thence continuing along said west line North 0°08'59" West 566.94 feet to a 5/8" rebar;
Thence North 89°56'06" East 250.00 feet to a 5/8" rebar;
Thence North 0°08'59" West 822.84 feet to a 5/8" rebar;
Thence North 89°55'59" East 30.00 feet to a 5/8" rebar;
Thence North 0°08'59" West 50.00 feet to a 5/8" rebar;
Thence South 89°55'59" West 55.00 feet to a 5/8" rebar;
Thence North 0°08'59" West 0.97 feet to a 5/8 rebar;
Thence North 89°55'59" East 329.72 feet to a 5/8" rebar;
Thence North 0°08'59" West 387.24 feet to a 5/8" rebar on the north line of Section 14;
Thence along said north line North 89°55'58" East 766.60 feet to the TRUE POINT OF BEGINNING.

This property is currently zoned by Minidoka County as Agricultural Medium and the city solicits proposals for zoning of the land after annexation.

A copy of the proposed Ordinance and maps are available for review and inspection at the City Clerk's office at City Hall, Heyburn, Idaho or by request by e-mail to tmorley@heyburncity.org or dencinas@heyburncity.org

The public is invited to attend and give comment regarding this application. Written comments will be accepted at the office of Heyburn City Clerk until 5:00 PM on 15 June 2023 and placed into the record for review by the P&Z Commission for the meeting. Submission can be by drop off, fax (208) 679-2438, or e-mail (as listed above).

P&Z Commission recommendations for Zoning, if any, may be submitted to the HEYBURN CITY COUNCIL for a public hearing on 28 June 2023 at 7:00 PM at the same location.

Any person needing special accommodations to participate in the meeting should contact City Hall (208) 679-8158 at least 24 hours prior to the meeting.

DATED this 12 May 2023

HEYBURN PLANNING AND ZONING COMMISSION
Debra Encinas, Planning & Zoning Clerk

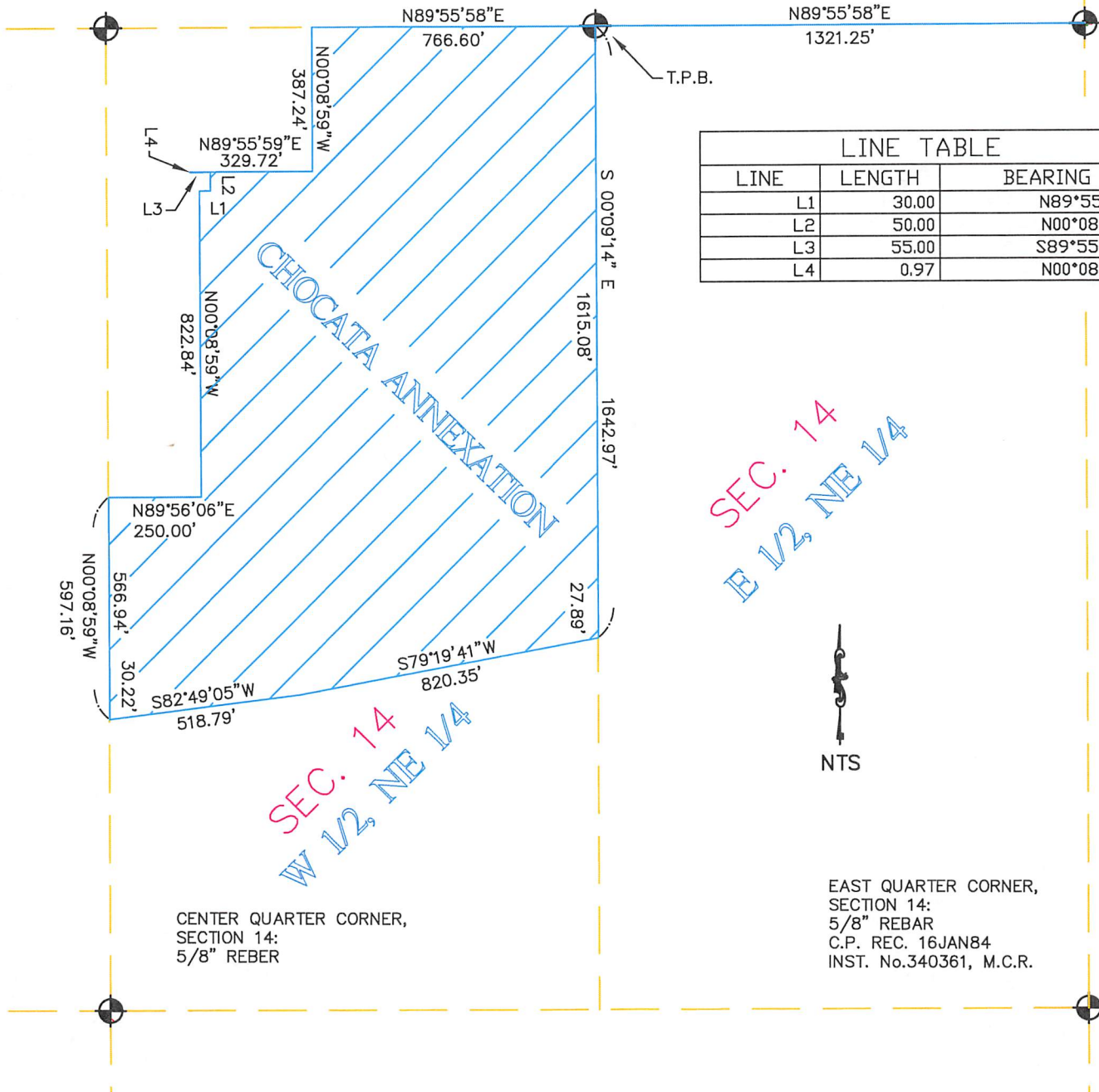
CHOCATA ANNEXATION
TOWNSHIP 10 SOUTH, RANGE 23 EAST
EAST BOISE MERIDIAN, MINIDOKA COUNTY
A PORTION OF THE W 1/2 NE 1/4

43.42 ACRES +/-

NORTH QUARTER CORNER,
 SECTION 14:
 5/8" REBAR PER CP REC.
 29DEC80, INST. No.
 309676, M.C.R.

NORTHEAST CORNER
 W 1/2, NE 1/4
 SECTION 14:
 1/2" REBAR

NORTHEAST CORNER
 SECTION 14
 BRASS CAP
 C.P. REC. SEPT. 21, 1983
 INSTR. No. 337469, M.C.R.



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	N89°55'59"E
L2	50.00	N00°08'59"W
L3	55.00	S89°55'59"W
L4	0.97	N00°08'59"W

SEC. 14
 E 1/2, NE 1/4

SEC. 14
 W 1/2, NE 1/4



CENTER QUARTER CORNER,
 SECTION 14:
 5/8" REBAR

EAST QUARTER CORNER,
 SECTION 14:
 5/8" REBAR
 C.P. REC. 16JAN84
 INST. No. 340361, M.C.R.