

## NOTICE OF PUBLIC HEARING

THE CITY OF HEYBURN PLANNING AND ZONING COMMISSION will hold a public hearing on Thursday 19 May 2022 at 4:00 PM in the City Council Chambers located at 941 18<sup>th</sup> Street, Heyburn, Idaho to hear public comment on the following application by the City.

ZONING pursuant to Idaho Code 67-6511 of the properties belonging to City of Heyburn, Steven Morrison, Skyler Doman, and Misty Bauer contiguous to the City of Heyburn.

The Heyburn, Morrison, Doman/Bauer Properties, respectively RP10S23E106605, RP10S23E104800, RP10S23E104989, RP10S23E104900, and RP10S23E108420, located at 375 and 376 South 450 West, and Heyburn roadway property along 21<sup>st</sup> Street and 450 West Road, Heyburn, Idaho, known by the legal description:

Parcel 1 (Heyburn, Morrison):

TOWNSHIP 10 SOUTH, RANGE 23 EAST, BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO

Section 10: A portion of SE quarter of the SW quarter, a portion of the NE quarter of the SW quarter and a portion of the SW quarter of the SE quarter more particularly described below.

Commencing at the SW corner of the SE quarter of the SW quarter of Section 10 marked by a 5/8" rebar, thence along the south line of the SE quarter of the SW quarter North 89°38'49" East 191.00 feet to the east boundary of the Lands of the Minidoka Fire District and the TRUE POINT OF BEGINNING.

Thence continuing along said south line North 89°38'49" East 1125.13 feet to a 5/8" rebar at the south quarter corner of said Section 10;

Thence North 0°22'39" West along the center quarter section line 1322.80 feet to the NE corner of the SE quarter of the SW quarter;

Thence along the east line of the NE quarter of the SW quarter North 0°22'39" West 1099.80 feet to the south right-of-way of Interstate Project No. I-IG-80N-3(3) 206 Highway Survey;

Thence along said highway survey South 86°11'45" West 35.06 feet to the West 450 West Street right-of-way;

Thence along said right-of-way South 0°22'39" East 865.27 feet to the north boundary of the Lands of Morrison;

Thence along said north boundary North 89°02'33" West 268.69 feet to the NW corner of the Lands of Morrison;

Thence along the west boundary of Morrison South 3°26'22" West 236.11 feet to the SW corner thereof;

Thence along the south boundary of the Lands of Morrison South 89°49'11" East 284.35 feet to the west boundary of 450 West Street right-of-way;

Thence South 0°22'39" East parallel to the east line of the NE quarter of the SW quarter 20.95 feet to the south line of the NE quarter of the SW quarter;

Thence South 0°22'39" East parallel to the east line of the SE quarter of the SW quarter 1277.82 feet to a point 45.00 feet north of the south line of the SE quarter of the SW quarter;

Thence parallel and 45.00 feet offset north of the south line of the SE quarter of the SW quarter South 89°38'49" West 1090.11 feet to a point on the east boundary of the Minidoka County Fire District;

Thence along said east line South 0°21'30" East 45.00 feet to the True Point of Beginning.

Parcel 2 (Doman/Bauer):

TOWNSHIP 10 SOUTH, RANGE 23 EAST, BOISE MERIDIAN, MINIDOKA COUNTY, IDAHO

Lands of Doman Instr. No. 507932, Minidoka County Recorder  
Section 10: A portion of the SW quarter of the SE quarter more particularly described below.  
Commencing at a 5/8" rebar at the south quarter corner of Section 10 and thence along the center quarter section line North 0°22'39" West 1322.80 feet to a point at the NE corner of the SE quarter of the SW quarter and the True Point of Beginning.  
Thence along the north line of the SW quarter of the SE quarter North 89°40'41" East 1315.15 feet to a 5/8" rebar marking the NE corner of the SW quarter of the SE quarter;  
Thence along the east line of the SW quarter of the SE quarter South 0°17'59" East 394.38 feet to the north line of the McBride II Subdivision;  
Thence along said north line North 73°37'40" West 1372.86 feet to the True Point of Beginning.

The Heyburn and Morrison properties are currently zoned by Minidoka County as Commercial General, the Doman/Bauer property as Agricultural Low 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](mailto:tmorley@heyburncity.org) or [dencinas@heyburncity.org](mailto: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 4:00 PM on 13 May 2022 and placed into the record and heard by the P&Z Commission at the date of the meeting. Submission can be by drop off of documents, 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 25 May 2022 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 15 April 2022

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

TOWNSHIP 10 SOUTH, RANGE 23 EAST, BOISE MERIDIAN,  
 - SECTION 10 -

A PART OF THE NE QUARTER OF THE SW QUARTER, SE QUARTER OF THE SW QUARTER  
 AND SW QUARTER OF THE SE QUARTER  
 CITY OF HEYBURN, MINIDOKA COUNTY, IDAHO

