

## NOTICE OF PUBLIC HEARING

HEYBURN PLANNING AND ZONING COMMISSION will hold a public hearing on Tuesday 21 May 2024 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. HEYBURN CITY COUNCIL will hold a public hearing on Wednesday 12 June 2024 at 7:00 PM in the same location to hear public comment on the following application and P&Z Commission's recommendations.

ANNEXATION AND ZONING pursuant to Idaho Code 50-222 and 67-6511 of property belonging to Moyle Holdings, LLC, contiguous to the City of Heyburn.

The Moyle Holdings, LLC, property, RP10S23E096381, located at 2536 21<sup>st</sup> Street, Heyburn, Idaho, known by the legal description:

Township 10 South, Range 23 East, Boise Meridian, Minidoka County, Idaho  
Section 9: Part of the SW1/4SW1/4 of Section 9, more particularly described as follows:  
Beginning at the Southwest corner of said Section 9, said point marked by a brass cap, which point shall be the Point of Beginning;  
Thence North 0°06'33" East (Basis of Bearing) along the Section line for 308.44 feet to a 1/2 rebar;  
Thence North 89°02'21" East for 815.0 feet;  
Thence South 0°06'33" West for 308.44 feet, more or less to the south Section line;  
Thence West along the south Section line of said Section 9 for 815.0 feet more or less to the Point of Beginning.

This property is currently zoned by Minidoka County as Agricultural Low and the City proposes the zoning be Commercial General after annexation.

A copy of the proposed Ordinance, Annexation Plan, 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) A copy of the Annexation Plan is attached to this notice when mailed.

The public is invited to attend and give comment regarding this proposed action at either or both hearings. Written comments will be accepted at the office of Heyburn City Clerk until 4:00 PM on 16 May 2024 and placed into the record and heard by the P&Z Commission and City Council at both meetings. Submission can be by drop off of documents, fax (208) 679-2438, or e-mail (as listed above).

Any person needing special accommodations should contact City Hall (208) 679-8158.

DATED this 10 April 2024  
HEYBURN PLANNING AND ZONING COMMISSION  
Debra Encinas, Planning & Zoning Clerk

## ANNEXATION PLAN

This annexation plan is prepared pursuant to Idaho Code 55-222(5)(b)(iii) as appropriate to the scale of the annexation completed. Annexation is proposed by the City of Heyburn of property owned by Moyle Holdings, LLC, unincorporated Minidoka County commercial property located at 2536 21<sup>st</sup> Street, Heyburn, Idaho. The legal description is included with the published Notice of Hearing and the Annexation Ordinance on file at City Offices.

A) The manner of providing tax-supported municipal services to the lands proposed to be annexed:

All tax supported municipal services are available to the parcel.

Heyburn already provides wastewater services, water, and electricity in the vicinity and provides water and wastewater to the parcel and charges monthly rates.

Properties adjacent to water lines are only charged base rates for fire protection. Water services are available providing fire protection and potable water.

Heyburn does not provide commercial sanitation pick up and the parcels would continue to use their own existing contracted services, if any.

Heyburn already provides policing services to the parcels along with Minidoka County.

Heyburn cooperates with Minidoka County Fire Protection District who already provides fire services.

B) The changes in taxation and other costs, using examples, which would result if the subject lands were to be annexed:

Moyle Holdings, LLC's, property taxes were \$4441.64 for 2023 and if inside city limits would have been \$7,363.51, an estimated increase of \$2,921.87.

Heyburn's 2024 water billing rate for the Moyle Holdings, LLC, parcel will charge the property a base rate of \$42.00 monthly for the first 3,000 gallons of water plus \$1.95 per 1,000 gallons of water after. This is a reduction as Moyle Holdings, LLC, is paying the outside of city commercial rate of \$52.50 for the first 3,000 gallons plus \$3.45 per 1,000 gallons after.

Heyburn's 2024 wastewater billing rate for the Moyle Holdings, LLC, parcel will charge the property a base rate of \$71.65 monthly for the first 1,000 gallons of water plus \$2.55 per 1,000 gallons of water after. This is a reduction as Moyle Holdings, LLC, is paying the outside of city commercial rate of \$82.35 for the first 1,000 gallons plus \$2.95 per 1,000 gallons after.

No other taxes or other costs are forecasted to change with the parcels.

C) The means of providing fee-supported municipal services, if any, to the lands proposed to be annexed.

Please review section A.

D) A brief analysis of the potential effects of annexation upon other units of local government which currently provide tax-supported or fee-supported services to the lands proposed to be annexed.

The Moyle Holdings, LLC, parcel is not currently hooked up to water or wastewater services.

The annexation would cause no change to other units of local government which currently provide tax-supported or fee-supported services to the lands. Fire services are already provided, policing is currently provided by the City, and no other local government units would be affected.

E) The proposed future land use plan and zoning designation or designations, subject to public hearing, for the lands to be annexed.

The Moyle Holdings, LLC, property is zoned by Minidoka County as Agricultural Low. It is anticipated the zoning would be changed to Commercial General within Heyburn pursuant to the Future Land Uses Map as part of Heyburn's Comprehensive Plan.

PASSED and ADOPTED by the City Council of City of Heyburn, State of Idaho.

DATED 10 April 2024

THE CITY OF HEYBURN



MAYOR  
DICK GALBRAITH

ATTEST



CITY CLERK  
ASHLEE LANGLEY