

NOTICE OF REGULAR MEETING AND PUBLIC HEARING BY THE  
CITY COUNCIL OF THE CITY OF HEYBURN  
TO CONSIDER THE  
FIRST AMENDMENT TO THE URBAN RENEWAL PLAN  
FOR THE BOULEVARD URBAN RENEWAL PROJECT  
OF THE HEYBURN URBAN RENEWAL AGENCY  
OF THE CITY OF HEYBURN

NOTICE IS HEREBY GIVEN that the City Council of the city of Heyburn will hold during its regular meeting, a public hearing in City Council Chambers, 941 18th Street, Heyburn, Idaho, on November 13, 2019, at 7:00 p.m., to consider the First Amendment to the Urban Renewal Plan for the Boulevard Urban Renewal Project ("Plan") of the Heyburn Urban Renewal Agency ("Agency"). The general scope and objective of the Plan proposes to refine and enhance the potential private redevelopment in the Amended Boulevard Plan project area along with additional needed public infrastructure both within and outside the Project Area, as defined in the Plan. The urban renewal and revenue allocation area boundary is hereinafter described, which boundary has not changed. The Plan proposes that the Agency undertake urban renewal projects, including identifying public facilities for funding, pursuant to the Idaho Urban Renewal Law of 1965, chapter 20, title 50, Idaho Code, as amended. The Plan being considered for adoption contains a revenue allocation financing provision pursuant to the Local Economic Development Act, chapter 29, title 50, Idaho Code, as amended, that will cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2019, to be allocated to the Agency for urban renewal purposes. The Agency has adopted and recommended approval of the Plan.

The general scope and objectives of the Plan are:

- The acquisition of real property (if needed) for right-of-way improvements, public parks, community recreation center, pedestrian facilities, and to encourage development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers;
- The demolition or removal of certain buildings and improvements for public rights-of-way for streets, utilities, walkways, and other improvements, for public facility building sites, to eliminate unhealthful, unsanitary, or unsafe conditions, enhance density, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;
- The provision for participation by the property owner in projects within the Project Area to achieve the objectives of this Plan;
- The management of any property acquired by and under the ownership and control of the Agency;
- The installation, construction, or reconstruction of streets, frontage road (both within the Revenue Allocation Area and outside the Revenue Allocation Area), and utilities, including, removal, burying, or relocation of overhead utilities; extension of electrical distribution lines and transformers; installation of traffic signals; improvement of irrigation and drainage ditches and laterals; addition of fiber optic lines or other communication systems; and improvement of storm drainage facilities, parking facilities, and other public improvements, including but not limited to, water and sewer improvements, including improvements to the City's main sewer treatment plant and other sewer infrastructure outside the Project Area, fire protection systems, roadways, curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, and similar amenities between the curb and right-of-way line; and other public improvements, including public or other community facilities or buildings owned or occupied by other public agencies that may be deemed appropriate by the Agency Board;
- The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;
- The development of land by private enterprise or public agencies for uses in accordance with this Plan;
- The preparation and assembly of adequate sites for the development and construction of facilities for a mixed-use residential, commercial and retail area;
- To the extent allowed by law, lend or invest federal funds to facilitate redevelopment;
- The environmental assessment and remediation of brownfield sites, or sites where environmental conditions detrimental to redevelopment exist;
- The construction of storm water management infrastructure to support compliance with federal and local regulations for storm water discharge and to support private development;
- The construction of improvements to the City sewer treatment system, including the main sewer treatment plant to support compliance with federal and local regulations for waste water treatment and to support private development;
- In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and

- standards and guidelines for the design of streetscapes, open space and other like public spaces applicable to the Project Area as needed to support implementation of this Plan;
- The enhancement, construction, and possible realignment of streets, pathways, sidewalks, and related streetscape amenities;
- The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusiness, and mid-sized companies;
- The elimination of environmental deficiencies in the Project Area by site remediation;
- In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources.

Any such land uses as described in the Plan will be in conformance with zoning for the city of Heyburn and the City of Heyburn Comprehensive Plan, as adopted by the City Council. Land made available will be developed by private enterprises or public agencies as authorized by law. The Plan identifies various public and private improvements which may be made within the Project Area. The Urban Renewal Project Area and Revenue Allocation Area herein referred to is described as follows:

An area consisting of approximately 80 acres of land generally located north of 21st Street, east of South 600 West Road, south of Interstate 84 and west of the development referred to as "McBride Addition", and as more particularly described as follows:

Property located in Township 10 South, Range 23 East, Boise Meridian, Minidoka County, Idaho:

Section 9: E1/2SW1/4

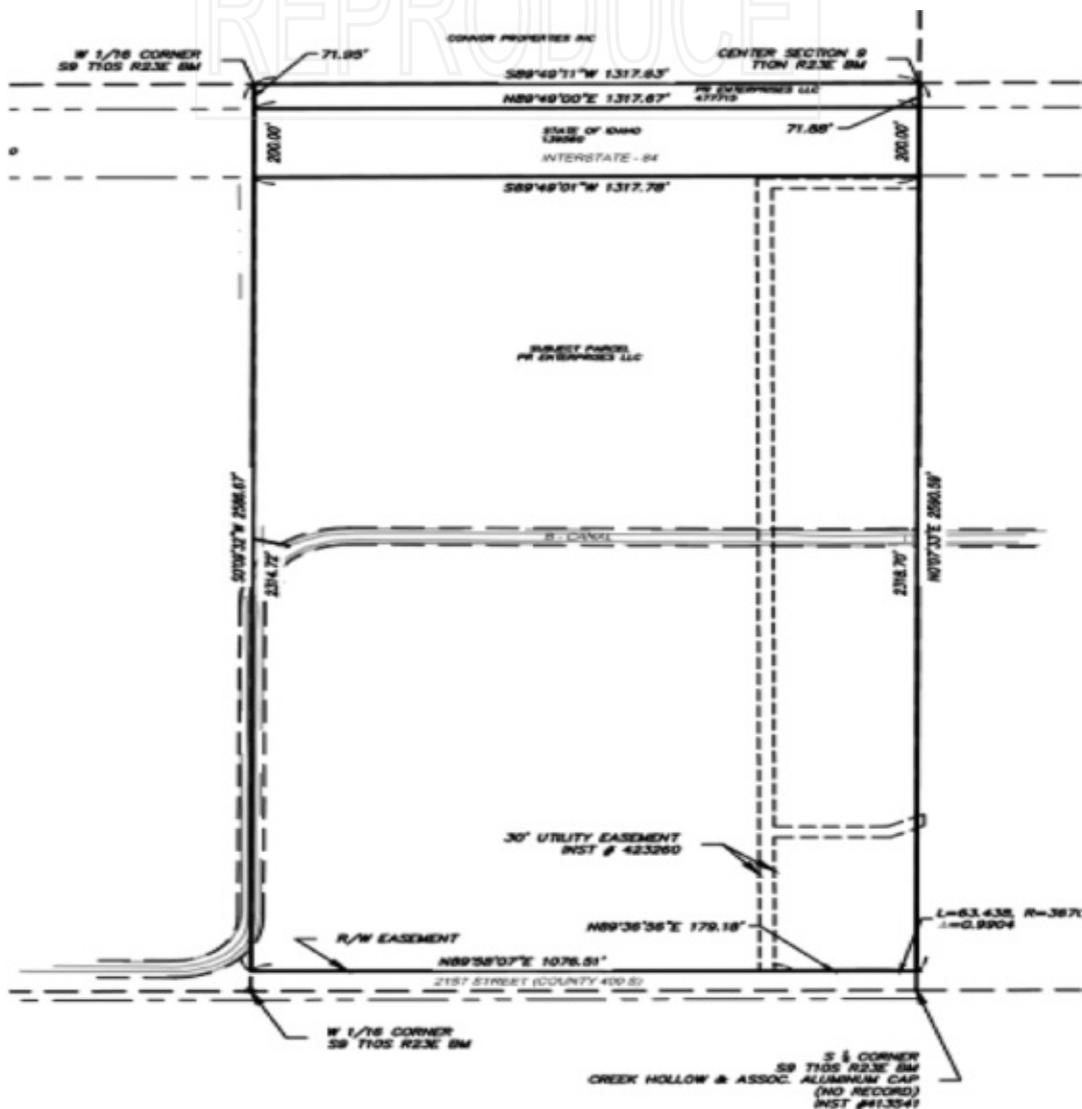
SAVE AND EXCEPT that portion deeded to the State of Idaho for Highway purposes, by Deed dated July 1, 1959 recorded July 14, 1959 in Book 36 of Deeds, page 562, Minidoka County records, more particularly described as follows:

A strip of land 200.0 feet wide, being 100.0 feet on each side of the following described survey center line of highway as shown on the official plat of Interstate Project No. I-IG-80N3(3) 206 Highway Survey on file in the office of the Department of Highway of the State of Idaho and lying over and across the NE1/4SW1/4 of Section 9, Township 10 South, Range 23 East, Boise Meridian, Beginning at a point in the West line of the NE1/4SW1/4 of Section 9, Township 10 South, Range 23 East, Boise Meridian coincident with Station 529+30 of the said Highway Survey, Which station is a point on tangent approximately 176.0 feet South from the Northwest corner of said NE1/4SW1/4; thence North 89°51' East for 1342.0 feet to a point in the East line of said NE1/4SW1/4 coincident with Station 542+72 of the said Highway Survey, which station is a point on tangent approximately 177.0 feet South from the Northeast corner of said NE1/4SW1/4.

SAVE AND EXCEPT a parcel of land being a portion of the right-of-way for 21st Street., Project No. A009(854) 21st Street Reconstruction, as shown on the plans thereof on file in the office of the Idaho Transportation Department, being a portion of the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Nine (9), Township Ten (10) South, Range Twenty-Three (23) East, B.M., Minidoka County, Idaho described as follows:

Commencing at the Southwest Section Corner of said Section Nine (9), said corner being marked with 5/8" Rebar as shown on Corner Perpetuation and Filing No. 413540 in the records of Minidoka County; thence N89°43'43" E along the South line of said Section Nine (9), a distance of 1329.11 feet to a point being S0°10'19"E 3.70 feet right of Station 33+29.17 of said 21st Street, said point also being the POINT OF BEGINNING; thence leaving said South line of Section Nine (9), N0°8'29" 58.70 feet to a point on the Northerly right-of-way of 21st Street, said point being N0°10'19"W 55.00 feet left of Station 33+29.21 of said 21st Street; thence N89°49'41" E 1066.71 feet along said Northerly right-of-way of 21st Street to a point being N0°10'19"W 55.00 feet left of Station 43+95.92 of 21st Street; thence N89°28'30"E 179.18 feet along said Northerly right-of-way of 21st Street to a point being N1°46'8"E 60.00 feet left of Station 45+73.12 of 21st Street; thence 70.96 feet along a non-tangent curve on said Northerly right-of-way of 21st Street to the left having a radius of 3670.00 feet, a central angle of 1°6'28", a long chord that bears S88°47'6"E, a chord distance of 70.96 feet to a point being N0°39'40"W 60.00 feet left of Station 46+45.24 of 21st Street; thence leaving said Northerly right-of-way of 21st Street S0°22'20"E 55.80 feet to a point on the South line of Section Nine (9), said point being N0°38'44"E 4.21 feet left of Station 46+46.25 of 21st Street; thence S89°43'43"W 1317.06 feet to the POINT OF BEGINNING

The Project Area is also depicted in the map below.



**LEGEND**



- BOUNDARY
- SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE



Copies of the proposed Plan are on file for public inspection and copying for the cost of duplication at the office of the City Clerk of Heyburn, 941 18th Street, Heyburn, Idaho, between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday, exclusive of holidays.

The hearing will be held in a handicapped accessible facility. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments; individuals with other disabilities may receive assistance by contacting the City 24 hours prior to the hearing.

At the hearing date, time, and place noted above (November 13, 2019, at 7:00 p.m.), all persons interested in the above matters may appear and be heard. Written comments will also be accepted. Comments should be directed to the City Clerk of Heyburn. Written comments should be submitted prior to the hearing date.

DATED: October 7, 2019.  
Ashlee Langley, City Clerk  
PUBLISH: October 11 and 25, 2019.