

City of Heyburn
Planning & Zoning Commission Special Meeting & Public Hearing
February 22, 2018
6:30 P.M.

Call Meeting to Order:

Planning & Zoning Chairman Scot Bell called the meeting to order at 6:32 p.m.

Declaration of a Quorum:

A declaration of a quorum present was confirmed by Chairman Scot Bell.

Discuss/Approve the Minutes of the January 30, 2018 Planning & Zoning Special Meeting

Motion by Maureen Newton to approve the minutes of the January 30, 2018 Planning and Zoning Special Meeting as presented. Second by Heather Petersen. Vote: Maureen Newton - Aye; Heather Petersen - Aye; Glen Loveland - Aye; Amy Despain - Aye.

Public Hearing – Application for Elk Meadows Phase 2 Final Plat – Application submitted by Terra Firma, LLC

Chairman Scot Bell then turned the time over to Terra Firma, LLC to present the application for Elk Meadows Phase 2 Final Plat.

Steward Ward from Dioptra represented the applicant. Mr. Ward stated the 3.5 acre development would consist of 12, two-story fourplexes, each dwelling unit will be 1100 sq. ft. Mr. Ward informed those present that storm water will be addressed by pond areas in the park area and in between the buildings to resolve issues in Phase I regarding water remaining in the parking lots.

Mr. Ward stated that a portion of 20th Street and the cul-de-sac will be dedicated as a public right-a-way. Mr. Ward showed the updated parking spaces, picnic areas, playground, bike racks, and pavilions. Mr. Ward asked the Planning & Zoning Committee to consider the approval of Elk Meadows Phase 2 Final Plat as presented.

Chairman Scot Bell opened the Public Hearing.

Those speaking in favor of the Application for Elk Meadows Phase 2 Final Plat were: None

Those speaking against the Application for Elk Meadows Phase 2 Final Plat were: None

Those speaking neither against nor in favor of the Application for Elk Meadows Phase 2 Final Plat were: Lloyd Smith spoke in regards to storm water retention.

Hearing no further comments, Chairman Scot Bell asked for a motion to close the public hearing. Motion by Maureen Newton to close the public hearing for Elk Meadows Phase 2 Final Plat, submitted by Terra Firma, LLC to deliberate as a committee. Second by Amy Despain. Vote: Maureen Newton - Aye; Heather Petersen - Aye; Glen Loveland - Aye; Amy Despain - Aye.

Discuss/Approve Application for Elk Meadows Phase 2 Final Plat – Submitted by Terra Firma LLC

Those present discussed the application for Elk Meadows Phase 2 Final Plat addressing concerns regarding DEQ approval, a Water Model, and completed Developers Agreement.

Motion by Maureen Newton to recommend the application for Elk Meadows Phase 2 Final Plat it go before City Council for approval contingent upon DEQ approval, Water Model, and Developers Agreement. Second by Glen Loveland. Vote: Maureen Newton – Aye; Heather Petersen – Aye; Glen Loveland – Aye; Amy Despain – Aye.

Public Hearing – Application for Paisley’s Place Subdivision Preliminary Plat, Special Use Permit, and Variance – submitted by Q & K Properties, LLC

Robert Ramsey, Jr. Project Engineer with Civil Science Inc. represented the applicant. Mr. Ramsey asked the Planning & Zoning Commission for their consideration on the Preliminary Plat for a proposed multi-use residential development located north of 21st Street between R & Q Streets. This multi-use residential development would consist of 15 parcels total and would include 5 to 6 single family dwellings and potentially 7 to 8 duplexes or single family residences.

Mr. Ramsey also asked for a Variance to be granted for lot 15 because it is currently zoned commercial local which doesn’t allow for a shed or building.

Mr. Ramsey also asked for a Special Use Permit as required by the Zoning Ordinance for a residential subdivision in a commercial zoning area.

Chairman Scot Bell opened the public hearing.

Those speaking in favor of the Application for Paisley’s Place Subdivision Preliminary Plat, Special Use Permit, and Variance were: None

Those speaking against the Application for Paisley’s Place Subdivision Preliminary Plat, Special Use Permit, and Variance were: None

Those speaking neither against nor in favor of the Application for Paisley’s Place Subdivision Preliminary Plat, Special Use Permit, and Variance were: Noel Santana Sr. commented about a pond that is in the back of Paisley’s Place, stating that they use that water to water their lawn and pasture. After discussion, it was determined this pond in on another property and not linked to Paisley’s Place. Paisley’s water retention would be separate. Lee Moyle from Moyle Mink Farm expressed a concern about odor from the Mink Farm stating he wants purchasers to be aware of the agricultural uses nearby.

Hearing no further comments, Chairman Scot Bell asked for a motion to close the public hearing.

Motion by Maureen Newton to close the public hearing for Paisley’s Place Subdivision Preliminary Plat, Special Use Permit, and Variance. Second by Amy Despain. Vote: Maureen Newton – Aye; Heather Petersen – Aye; Glen Loveland – Aye; Amy Despain – Aye.

Discuss/Approve Application for Paisley's Place Subdivision Preliminary Plat Application submitted by Q & K Properties, LLC

Motion by Maureen Newton to approve the Preliminary Plat Application submitted by Q & K Properties, LLC and recommend it go before City Council for approval. Second by Glen Loveland. Vote: Maureen Newton – Aye; Heather Petersen – Aye; Glen Loveland – Aye; Amy Despain – Aye.

Discuss/Approve Application for Special Use Permit, and Variance submitted by Q & K Properties, LLC

Motion by Maureen Newton to approve the Special Use Permit, and Variance submitted by Q & K Properties, LLC contingent upon final plat approval. Second by Amy Despain. Vote: Maureen Newton – Aye; Heather Petersen – Aye; Glen Loveland – Aye; Amy Despain – Aye.

Public Hearing – Application for Boulevard Phase 1 Final Plat – Application submitted by Terra Firma Development, LLC

Planning & Zoning Administrator Tony Morley asked the Chairman if he could preface this application before opening the public hearing. Mr. Morley explained that the Boulevard has already achieved an approved Preliminary Plat from the city council. Mr. Morley stated that the applicant has broken the development out in Phases beginning with 1 through 6 and are only asking for approval on Phase 1 at this time.

Lance Anderson with Cache Landmark Engineering presented the application for Boulevard Phase 1 Final Plat to those present. Mr. Anderson explained the development would consist of two, 26 unit buildings. Mr. Anderson informed those present that they would include a sewer lift station in phase 1 that would be for the entire Boulevard. Mr. Anderson said they have submitted plans to DEQ but have not heard back from them. They are also waiting on a water model.

Chairman Scot Bell opened the public hearing

Those speaking in favor of the application for Boulevard Phase 1 Final Plat were: None

Those speaking against the application for Boulevard Phase 1 Final Plat were: None

Those speaking neither against nor in favor of the application for Boulevard Phase 1 Final Plat were: Lee Moyle from Moyle Mink Farm expressed a concern about odor from the Mink Farm stating he wants purchasers to be aware of the agricultural uses nearby.

Discuss/Approve Application for Boulevard Phase 1 Final Plat – Submitted by Terra Firma Development, LLC

Motion by Amy Despain to recommend the application for Boulevard Phase 1 Final Plat go before City Council contingent upon approval from DEQ, Water Model, and Developers Agreement. Second by Heather Petersen. Vote: Maureen Newton – Aye; Heather Petersen – Aye; Glen Loveland – Aye; Amy Despain – Aye.

Adjournment:

Chairman Scot Bell asked for a motion to adjourn.

Motion by Heather Petersen to adjourn the meeting. Second by Glen Loveland. Vote: Maureen Newton – Aye; Heather Petersen – Aye; Glen Loveland – Aye; Amy Despain – Aye.

The meeting adjourned at 8:00 PM.

Scot Bell, Chairman

Rhonda Kluzik, Recording Secretary