

**City of Heyburn Planning & Zoning  
Meeting & Public Hearing  
February 27, 2020**

**Call Meeting to Order:**

Planning & Zoning Chairperson Maureen Newton called the meeting to order at 4:01 p.m.

**Declaration of a Quorum:**

A declaration of a quorum was confirmed by Chairperson Maureen Newton. Those present were Heather Petersen, Amy Despain, and Glen Loveland. Bryan Jensen was excused. City employees Ernie Juarez, Ashlee Langley, and Paul Ross were also in attendance.

**Discuss / Consider Approval of the Minutes of the October 17, 2019 Planning & Zoning Meeting – ACTION ITEM**

Motion by Amy Despain to approve the minutes of the October 17, 2019 Planning & Zoning Meeting. Second by Glen Loveland. Roll-Call Vote: Amy Despain – Aye; Glen Loveland – Aye; Heather Petersen – Aye; Maureen Newton – Aye.

**Public Hearing – Application for Zoning Map Amendment submitted by Ron Rice to change the zoning of the property located at 2561 21<sup>st</sup> Street, Heyburn, ID from Residential Low to Commercial General for the purpose of building storage units.**

City Attorney Paul Ross advised Chairperson Maureen Newton to give the applicant the opportunity to give his presentation.

Ron Rice gave a brief presentation of what his plans are for the property located at 2561 21<sup>st</sup> Street and the reason he is applying for Zoning Map Amendment is to be able to construct storage units on the property.

Chairperson Maureen Newton opened the public hearing.

Those speaking in favor of the Application for Zoning Map Amendment submitted by Ron Rice were:

Rhonda Bell at 2630 Sunset had questions regarding if privacy is going to be affected, how many units are going in and how close to property easement line are these going to be, will it be paved?

City Attorney Paul Ross explained that the commission and the public do not have a dialogue or answer questions, this is a public hearing only. Once the public hearing is closed the commission will discuss these questions and concerns as part of their deliberation.

Those speaking who are neutral to the Application for Zoning Map Amendment submitted by Ron Rice were: None

Those speaking against the Application for Zoning Map Amendment were:

Jeanette Bern at 2031 Z Street also expressed concerns with an increase in traffic flow, how lighting will affect their properties, she also said she has dogs and increased traffic and lighting will cause her dogs to bark and neighbors don't like barking dogs. She is also concerned about future zoning allowed, if later Mr. Ron Rice decides to sell his property and someone else comes in to change what is there because the new zoning allows it.

Carl Dayley at 2013 Z Street also expressed some concerns with the lighting, increased traffic and wanting to know if they will all still have access to their backyards, because this property is the only access for some of them to their backyards. He wanted to know if there is going to be an access road for power companies to come through or will they have to gain access through their yards.

Hearing no further comments, Chairperson Maureen Newton closed the public hearing.

The Planning & Zoning Commission went into discussion regarding the Application for Zoning Map Amendment. Commission reviewed applications, staff reports, maps, photos, and other information provided by the Applicant and staff. The commission discussed concerns raised by the public.

**Discuss / Consider Recommending to City Council the Application for Zoning Map Amendment submitted by Ron Rice.**

**- ACTION ITEM**

Motion by Amy Despain to recommend to City Council Application for Zoning Map Amendment submitted by Ron Rice to change the zoning from Residential Low to Commercial General. Second by Heather Petersen. Roll-Call Vote: Amy Despain – Aye; Glen Loveland – Aye; Heather Petersen – Aye; Maureen Newton – Aye.

**Motion to adjourn - ACTION ITEM**

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

The meeting adjourned at 4:47 P.M.

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Maureen Newton, Chairperson

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Ashlee Langley, City Clerk/Treasurer