

City of Heyburn Planning & Zoning Meeting & Public Hearing
Tuesday, August 16, 2022
4:00 P.M.

Welcome, Declaration of a Quorum:

Planning & Zoning Chairperson Heather Petersen welcomed everyone to the meeting at 4:00 p.m. A quorum was confirmed by Heather Petersen. Those present were Bryan Jensen. Employees present were Tony Morley, Paul Ross, Jerome Fagaldefeg, and Debra Encinas. Amy Despain attended by phone. Noel Santana and Damon Gillette were excused.

Discuss / Consider Approval of the Minutes of the July 19, 2022, Planning & Zoning Meeting & Public Hearing – ACTION ITEM

Motion by Bryan Jensen to approve the minutes of the July 19, 2022, Planning & Zoning Meeting & Public Hearing as presented. Second by Amy Despain. Roll-Call Vote: Amy Despain – Aye; Bryan Jensen – Aye; Heather Petersen – Aye.

Public Hearing – Application for Zoning submitted by the City of Heyburn pursuant to Idaho Code 67-6511 of the property belonging to Gabriel Alonzo contiguous to the City of Heyburn. This property is an open field located east of the intersection at A Street and 17th Street, Heyburn, Idaho and is currently zoned as Agricultural Medium by Minidoka County.

City Attorney Paul Ross presented.

Chairperson Heather Petersen opened the public hearing.

Those speaking in favor of the Application for Zoning were: None.

Those speaking who are neutral to the Application for Zoning were: None.

Those speaking against the Application for Zoning were: None.

Hearing no further comments, Chairperson Heather Petersen closed the public hearing.

Discuss / Consider recommending to City Council Application for Zoning submitted by the City of Heyburn pursuant to Idaho Code 67-6511 of the property belonging to Gabriel Alonzo contiguous to the City of Heyburn – ACTION ITEM

After discussion, motion by Bryan Jensen to recommend to City Council the Application for Zoning as Residential Medium submitted by the City of Heyburn pursuant to Idaho Code 67-6511 of the property belonging to Gabriel Alonzo contiguous to the City of Heyburn. Second by Amy Despain. Roll-Call Vote: Amy Despain – Aye; Bryan Jensen – Aye; Heather Petersen – Aye.

Public Hearing – Application for Zoning submitted by the City of Heyburn pursuant to Idaho Code 67-6511 of the properties belonging to Lightning Land & Development, LLC, Armando and Wendy Correa, Mary Morrison, Roberto Hernandez, and State of Idaho Department of Highways contiguous to the City of Heyburn. These properties are located on open farmland north of I-84 and west of 500 West; Lots 8, 9, 10, 11, and 14 of Millard Subdivision known by the addresses of 348 A and B 500 West; and remaining unannexed Interstate 84 between Exits 208 and 211, Heyburn, Idaho and are currently zoned as Agricultural Low by Minidoka County.

Mr. Ross presented.

Chairperson Heather Petersen opened the public hearing.

Those speaking in favor of the Application for Zoning were: Stacey Gillette (Zane Gillette's wife) one of the owners of Lightning Land & Development, LLC. They are creating a Commercial Subdivision in the old Page property. Commercial General seems to be the proper zoning for this type of development, and they want to be sensitive to the residents of the area as well. Armando Correa said that he arrived a little late and would like more information.

Those speaking who are neutral to the Application for Zoning were: None.

Those speaking against the Application for Zoning were: None.

Hearing no further comments, Chairperson Heather Petersen closed the public hearing.

Discuss / Consider recommending to City Council Application for Zoning submitted by the City of Heyburn pursuant to Idaho Code 67-6511 of the properties belonging to Lightning Land & Development, LLC, Armando and Wendy Correa, Mary Morrison, Roberto Hernandez, and State of Idaho Department of Highways contiguous to the City of Heyburn – ACTION ITEM

After discussion, motion by Bryan Jensen to recommend to City Council the Application for Zoning as Commercial General, on the west side Residential Medium alongside 300 S 500 W where there are homes currently, in addition a buffer zone of 100 ft between Residential and Commercial General Designations submitted by the City of Heyburn pursuant to Idaho Code 67-6511 of the properties belonging to Lightning Land & Development, LLC, Armando and Wendy Correa, Mary Morrison, Roberto Hernandez, and State of Idaho Department of Highways contiguous to the City of Heyburn. Second by Amy Despain. Roll-Call Vote: Amy Despain – Aye; Bryan Jensen – Aye; Heather Petersen – Aye.

Public Hearing - Updating Zoning Ordinance Parking Standards and Loading Standards under Heyburn Code, Removing Option of Occupying Recreational Vehicles on Construction Sites, both under Heyburn Code Title 8, Chapters 6 and 11.
Mr. Ross presented.

Chairperson Heather Petersen opened the public hearing.

Those speaking in favor of Updating Zoning Ordinance were: None.

Those speaking who are neutral to Updating Zoning Ordinance were: Diane Griswold, any apartment complexes, duplexes need to have private parking on their property not for vehicles parked in the public street.

Those speaking against Updating Zoning Ordinance were: None.

Hearing no further comments, Chairperson Heather Petersen closed the public hearing.

Discuss / Consider / Recommend to City Council Public Hearing - Updating Zoning Ordinance Parking Standards and Loading Standards under Heyburn Code, Removing Option of Occupying Recreational Vehicles on Construction Sites, both under Heyburn Code Title 8, Chapters 6 and 11. – ACTION ITEM

After discussion, motion by Amy Despain to recommend to City Council Updating Zoning Ordinance Parking Standards and Loading Standards under Heyburn Code, Removing Option of Occupying Recreational Vehicles on Construction Sites, both under Heyburn Code Title 8, Chapters 6 and 11. Second by Bryan Jensen. Roll-Call Vote: Amy Despain – Aye; Bryan Jensen – Aye; Heather Petersen – Aye.

Training (10 to 15 minutes)

City Administrator Tony Morley did some training on Subdivisions and Zoning Ordinance Title 9.

Motion to Adjourn – ACTION ITEM

Motion to adjourn the meeting by Amy Despain. Second by Bryan Jensen. Roll-Call Vote: Amy Despain – Aye; Heather Petersen – Aye.

The meeting adjourned at 4:58 p.m.

Heather Petersen
Chairperson

Debra Encinas
Planning & Zoning Clerk