

**City of Heyburn Planning & Zoning Meeting & Public Hearing**  
**Tuesday, August 17, 2021**  
**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. Present were Damon Gillette, Heather Petersen, Noel Santana, and Tate Peterson. Bryan Jensen was not present. Employees present were Tony Morley, Jerome Fagaldefeg, Paul Ross, and Debra Encinas.

**Discuss / Consider Approval of the Amended Minutes of the June 15, 2021 Planning & Zoning Meeting & Public Hearing, Minutes of the July 20, 2021 Planning & Zoning Meeting & Public Hearing, and Minutes of the August 10, 2021 Planning & Zoning Meeting & Public Hearing – ACTION ITEM**

Motion by Damon Gillette to approve the Amended Minutes of the June 15, 2021 Planning & Zoning Meeting & Public Hearing. Second by Noel Santana. Roll-Call Vote: Tate Peterson – Aye; Noel Santana – Aye; Damon Gillette – Aye; Heather Petersen – Aye.

Motion by Noel Santana to approve the Minutes of the July 20, 2021 Planning & Zoning Meeting & Public Hearing and Minutes of the August 10, 2021 Planning & Zoning Meeting & Public Hearing. Second by Tate Peterson. Roll-Call Vote: Tate Peterson – Aye; Noel Santana – Aye; Damon Gillette – Aye; Heather Petersen – Aye.

**Continued Public Hearing from 10 August 2021– Application for Preliminary and Final Plat submitted by Western Mountain Homes for the Final Phase of Biscotti Estates, Heyburn, ID. This property is located in a Residential Low zoning district.**

Stephen Anderson with Civil Science Engineers presented.

Chairperson Heather Petersen opened the public hearing.

Those speaking in favor of the Application for preliminary and final plat for Biscotti Estates Final Phase were: None.

Those speaking who are neutral to the Application for preliminary and final plat for Biscotti Estates Final Phase were: None.

Those speaking against the Application for preliminary and final plat for Biscotti Estates Final Phase were: None.

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

**Discuss / Consider Application for Preliminary and Final Plat submitted by Western Mountain Homes for the Final Phase of Biscotti Estates, Heyburn, ID – ACTION ITEM**

Motion by Damon Gillette to recommend to City Council Approval of the Application for Preliminary and Final Plat submitted by Western Mountain Homes for the Final Phase of Biscotti Estates, Heyburn, ID. Second by Noel Santana. Roll-Call Vote: Tate Peterson – Aye; Noel Santana – Aye; Damon Gillette – Aye; Heather Petersen – Aye.

**Discuss / Consideration Application for Special Use Permit submitted by TBJ Property, LLC for the construction of 4 Town Homes at 1100 17<sup>th</sup> Street, Heyburn, ID pending parking lot plans for 10 parking spaces and they would like to see lot/property lines for the next P & Z meeting – ACTION ITEM**

The P & Z Commission asked Jared Orton with TBJ Property, LLC a few questions regarding the two sets of floor plans, one for a 4-Plex and the second one for a 3-Plex that he submitted for clarification. They also discussed the garbage at the property.

After dismissal, motion by Tate Peterson to approve the Application for Special Use Permit submitted by TBJ Property, LLC for the construction of 4 Town Homes at 1100 17<sup>th</sup> Street, Heyburn, ID contingent on the property line changed for parking and providing for garbage and fencing and the 3-Plex does not need property line changed for parking, further failure to comply with will cause the Special Use Permit to lapse. Second by Damon Gillette. Roll-Call Vote: Tate Peterson – Aye; Noel Santana – Aye; Damon Gillette – Aye; Heather Petersen – Aye.

**Discuss / Consideration Application for Special Use Permit submitted by Bryon Larson for the construction of 4 Town Homes located at M Street and 21<sup>st</sup> Street, Heyburn, ID pending building floor plans and parking and garbage to be included in the plans for the next P & Z meeting – ACTION ITEM**

Bryon Larson explained to the P & Z Commission the changes made to the parking area & the floor plans he submitted including the garbage location. The P & Z Commission asked some questions for clarification on the changes made.

After dismissal, motion by Noel Santana to approve the Application for Special Use Permit submitted by Bryon Larson for the construction of 4 Town Homes located at M Street and 21<sup>st</sup> Street, Heyburn, ID contingent that it provides for parking and garbage requirements and failure to comply will cause the Special Use Permit to lapse. Second by Tate Peterson. Roll-Call Vote: Tate Peterson – Aye; Noel Santana – Aye; Damon Gillette – Aye; Heather Petersen – Aye.

**Training – Tabling and Continuing**

Paul Ross City Attorney trained the P & Z Commission on the difference between Tabling and Continuing a hearing.

**Motion to Adjourn – ACTION ITEM**

Motion to adjourn the meeting by Damon Gillette. Second by Noel Santana.

Roll-Call Vote: Tate Peterson – Aye; Noel Santana – Aye; Damon Gillette – Aye; Heather Petersen – Aye.

The meeting adjourned at 5:22 P.M.

Heather Petersen  
Chairperson

Debra Encinas  
Planning & Zoning Clerk