

**City of Heyburn Planning & Zoning  
Meeting & Public Hearing  
September 17, 2020**

**Welcome, Declaration of Quorum:**

Planning & Zoning Chairwoman Heather Petersen welcomed everyone to the meeting at 4:00 p.m. A declaration of quorum was confirmed by Mrs. Petersen. Those present were Heather Petersen, Amy Despain, Glen Loveland and Bryan Jensen. Scot Bell was not present. City employees Tony Morley, Ernest Juarez, Debra Encinas, and Paul Ross were also in attendance.

**Discuss / Consider Approval of the Minutes of the May 07, 2020 Planning & Zoning Meeting & Public Hearing – ACTION ITEM**

Motion by Glen Loveland to approve the minutes of the May 07, 2020 Planning & Zoning Meeting & Public Hearing. Second by Bryan Jensen. All voted in favor, none against.

**Public Hearing – Zoning of the properties owned by Steven G. and Carol Loveless and Jodylyn and Raymond Talbot. These properties are located at 418 South 400 West and 424 South 400 West, Heyburn, Idaho. Soliciting recommendations for zoning after annexation.**

City Administrator Tony Morley gave a presentation regarding the properties owned by Steven G. and Carol Loveless and Jodylyn and Raymond Talbot.

Chairwoman Heather Petersen opened the public hearing.

Those speaking in favor of the Zoning of the properties owned by Steven G. and Carol Loveless and Jodylyn and Raymond Talbot were: None

Those speaking who are neutral to the Zoning of the properties owned by Steven G. and Carol Loveless and Jodylyn and Raymond Talbot were: Carol Loveless said she and her husband are concerned about having to have city water services and they are not interested in this, they want to keep their water well. They are also concerned about how their taxes will be affected.

Those speaking against the Zoning of the properties owned by Steven G. and Carol Loveless and Jodylyn and Raymond Talbot were: None

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

The Planning & Zoning Commission went into discussion.

**Discuss / Consider recommending zoning designation for the properties owned by Steven G. and Carol Loveless and Jodylyn and Raymond Talbot, located at 418 South 400 West and 424 South 400 West, Heyburn, Idaho – ACTION ITEM**

After discussion, review of the documents related to the properties, and consideration of potential zoning for the properties, motion by Bryan Jensen to recommend to city council the annexation and zoning designation as Residential High for the properties owned by Steven G. and Carol Loveless and Jodylyn and Raymond Talbot, located at 418 South 400 West and 424 South 400 West, Heyburn, Idaho. Second by Amy Despain. All voted in favor, none against.

**Public Hearing – Zoning of the property owned by Justen and Jackie Gardner. This property is located at 455 14<sup>th</sup> Street, Heyburn, Idaho. Soliciting recommendations for zoning after annexation.**

City Attorney Paul Ross gave presentation regarding the property owned by Justen & Jackie Gardner.

Chairwoman Heather Petersen opened the public meeting.

Those speaking in favor of the Zoning of the property owned by Justen and Jackie Gardner were: None

Those speaking who are neutral to the Zoning of the property owned by Justen and Jackie Gardner were: None

Those speaking against the Zoning of the property owned by Justen and Jackie Gardner were: None

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

The Planning and Zoning Commission went into discussion.

**Discuss / Consider the Zoning of the property owned by Justen and Jackie Gardner. This property is located at 455 14<sup>th</sup> Street, Heyburn, Idaho. ACTION ITEM**

After discussion, review of the documents related to the properties, and consideration of potential zoning for the properties, motion by Amy Despain to recommend to city council the zoning designation as Residential Medium for the property owned by Justen and Jackie Gardner, located at 455 14<sup>th</sup> Street, Heyburn, Idaho. Second by Bryan Jensen. All voted in favor, none against.

**Public Hearing – Zoning of the properties contained within Zamora Acres Subdivision located at 398, 394, and 390 West and 450 South, Heyburn, Idaho. Soliciting recommendations for zoning after annexation.**

Planning and Zoning Building Inspector Ernest Juarez gave a presentation regarding the properties contained within the Zamora Acres Subdivision.

Chairwoman Heather Petersen opened the public hearing.

Those speaking in favor of the Zoning of the properties contained within Zamora Acres Subdivision were: None

Those speaking who are neutral to the Zoning of the properties contained within Zamora Acres Subdivision were: None

Those speaking against the Zoning of the properties contained within Zamora Acres Subdivision were: None

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

The Planning and Zoning Commission went into discussion.

**Discuss / Consider – Zoning of the properties contained within Zamora Acres Subdivision located at 398, 394, and 390 West and 450 South, Heyburn, Idaho. ACTION ITEM**

After discussion, review of the documents related to the properties, and consideration of potential zoning for the properties, motion by Amy Despain to recommend to city council the zoning designation as Residential Low for the properties contained within Zamora Acres Subdivision located at 398, 394, and 390 West and 450 South, Heyburn, Idaho. Second by Bryan Jensen. All voted in favor, none against.

**Training on Zoning Designations / Regulations – Residential Low (RL)**

Mr. Morley reviewed material from the Givens Pursley land law handbook with the Planning & Zoning Commission regarding Zoning.

**Training on Variances**

Mr. Morley trained the Planning and Zoning Commission regarding Variances.

**Motion to adjourn – ACTION ITEM**

Motion to adjourn the meeting by Amy Despain. Second by Glen Loveland. All voted in favor, none against.

The meeting adjourned at 5:41 P.M.

Heather Petersen  
Chairwoman

Debra Encinas  
Planning & Zoning Clerk