

**City of Heyburn Planning & Zoning Meeting & Public Hearing**  
**Tuesday, November 21, 2023**  
**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, those present were Amy Despain, Bryan Jensen, and Cindy Povlsen. Noel Santana was excused. Employees present were Tony Morley, Paul Ross, Ivan McCracken, Jerome Fagaldefeg, and Debra Encinas.

**Discuss / Consider Approval of the Minutes of the October 17, 2023, Planning & Zoning Meeting & Public Hearing – ACTION ITEM**

Motion by Amy Despain to approve the minutes of the October 17, 2023, Planning & Zoning Meeting & Public Hearing as presented. Second by Cindy Povlsen. Vote: All in favor, none opposed.

**Public Hearing - Application for New Heights Subdivision Preliminary & Final Plat submitted by J&M AG, LLC and Kraus Farms for their open field property located north of L Street and 21<sup>st</sup> Street, Heyburn, ID. This property has 2 parcels, Parcel 1 is zoned Commercial General and Parcel 2 is zoned Residential High.**

Paul Aston presented for J&M Ag, LLC, and Kraus Farms on their application for the New Heights Subdivision Preliminary & Final Plat. Mr. Aston stated that the issues that were brought up at the last hearing were given to their engineer and he addressed all those issues. The only thing that was not included in that report was the MID concern. Mr. Aston presented a form from Minidoka Irrigation District for that issue. Mr. Aston also stated that this is only a preliminary plat, and if there are still issues to be taken care of, they can be done between the preliminary plat and final plat.

Paul Ross City Attorney told Mr. Aston that this was noticed as a preliminary & final plat, and asked Mr. Aston if that was still their plan? Mr. Morley said he thought it was an administrative action and available. Mr. Aston said then they will move forward with preliminary & final plat.

Chairperson Heather Peterson opened the public Hearing.

Those speaking in favor of the Application for New Heights Subdivision Preliminary & Final Plat were: None. Applicant stated they are not making comment but in favor of the plat.

Those speaking who are neutral to the Application for New Heights Subdivision Preliminary & Final Plat were: None.

Those speaking against the Application for New Heights Subdivision Preliminary & Final Plat were: None.

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

Ivan McCracken City Engineer thanked the members of the Planning & Zoning Commission.

Mr. McCracken stated that staff has reviewed the resubmitted application and they have addressed all the major concerns, there a couple minor little things that would not stand in the way of approving this final plat, such things as style that the city likes. There is nothing on there that would cause staff to hold this up, they feel that it can move forward.

Mr. Morley showed the P&Z Commission members the code that states the preliminary and final plat could be done together.

Mr. Ross advised that they review and go through the points of evaluation and not rely on what was discussed for the preliminary plat at a previous meeting.

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After discussion, motion by Bryan Jensen to approve and recommend for adoption to city council the Application for New Heights Subdivision Preliminary & Final Plat submitted by J&M AG, LLC, and Kraus Farms. Second by Amy Despain. Vote: All in favor, none opposed.

**Motion to Adjourn – ACTION ITEM**

Motion to adjourn the meeting by Amy Despain. Second by Cindy Povlsen. Vote: All in favor, none opposed.

The meeting adjourned at 4:26 p.m.

Heather Petersen  
Chairperson

Debra Encinas  
Planning & Zoning Clerk