

City of Heyburn Special Planning & Zoning Meeting & Public Hearing
Tuesday, November 29, 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, present were Heather Petersen, Amy Despain, Bryan Jensen, Noel Santana, and Damon Gillette. Employees present were Tony Morley, Paul Ross, Jerome Fagaldefeg, and Ashlee Langley.

Discuss / Consider Approval of the Minutes of the November 15, 2022, Planning & Zoning Meeting & Public Hearing – ACTION ITEM

Those present reviewed the minutes from the November 15, 2022 Planning & Zoning Meeting & Public Hearing.

After review, motion by Damon Gillette to approve the minutes of the November 15, 2022, Planning & Zoning Meeting & Public Hearing as presented. Second by Noel Santana. Vote: All in favor, none opposed.

Public Hearing - Application for SPECIAL USE PERMIT pursuant to Idaho Code 67-6512 for the property belonging to the Estate of Harry E Clark/Nikki Beck for the construction and operation of an RV Park. This property is located on the northwest corner of Hwy 27 and I-84 interchange, the pond across the street from the Hub, Heyburn, Idaho.

Matt Darrington presented on behalf of the Applicants for the Special Use Permit pursuant to Idaho Code 67-6512. Mr. Darrington presented plans for the 55-acre pond located on the Northwest corner of Highway 27 and I-84 interchanges stating the development consists of the construction and operation of an RV Park, includes a clubhouse where fishing licenses and other goods would be sold. Mr. Darrington stated the park would consist of up to 100 RV Pads, rental cabins, fishing docks, a walking trail, launches for kayaks and paddleboards, greenspace, and various recreational opportunities, and would include adequate parking.

Chairperson Heather Petersen opened the public hearing.

Those speaking in favor of the Application for Special Use Permit were: Matt Clark stated he was in favor and felt the development would be good.

Mitch Clark stated it would be great to see it go forward and get the area cleaned up.

Scott Jensen suggested modifications to the water pipe location and plans.

Chris Ekins stated it would help get rid of the Russian Olive trees. Mr. Ekins also commented on the pipe stating that it would need to be where the water would not be contaminated.

Those speaking who are neutral to the Application for Special Use Permit were: None.

Those speaking against the Application for Special Use Permit were: None.

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

Discuss / Consider Application for SPECIAL USE PERMIT pursuant to Idaho Code 67-6512 for the property belonging to the Estate of Harry E Clark/Nikki Beck for the

construction and operation of an RV Park – ACTION ITEM

Chairperson Heather Petersen disclosed that she has worked alongside Nikki Beck but would receive no benefit and this would not influence her decision.

Chairperson Heather Petersen opened the time up for deliberation by the Planning & Zoning Committee Members. Those present reviewed and discussed in detail the Special Use Permit Application, Staff Report, and various documents presented to the commission.

After extensive discussion and review, motion by Noel Santana to approve the Special Use Permit submitted by the Estate of Harry E Clark/Nikki Beck for the construction and operation of an RV Park on the northwest corner of Hwy 27 and I-84 interchange, the pond across the street from the Hub, Heyburn, Idaho with the following conditions:

1. Special Use Permit shall become invalid unless the work authorized by such permit commences within 180 days after its issuance or after commencement of work if more than 180 days pass between inspections or the active progression of the work stops.
2. Any substantial changes to public access or public use of property described by the easement agreement with F&G or the proposed developments and use by the public that were presented by the developer for the Special Use Permit will be presented to the Heyburn P&Z for consideration and will not be implemented unless approved.
3. Any violations of the Special Use Permit will cause the special use to be vacated and resubmitted to the P&Z for reconsideration and an approval process as contained in the City's zoning ordinance for Special Use Permit applications.
4. Special Use Permit shall lapse after 2 years of the property not being used as an RV Park.
5. Applicant shall follow all required adopted codes relevant to the property. Application is limited to 100 RV spots and 35 cabins.

Second by Bryan Jensen. Vote: All in favor, none opposed.

Discuss / Consider meeting dates for December 2022 – ACTION ITEM

City Planning & Zoning Administrator Tony Morley stated there are no items for December 2022. The meeting was cancelled.

Motion to Adjourn – ACTION ITEM

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

The meeting adjourned at 5:28 p.m.

Heather Petersen
Chairperson

Ashlee Langley
City Clerk/Treasurer