

**CITY OF SHELLEY  
PLANNING AND ZONING MEETING  
MINUTES**

March 19, 2014

PRESENT: P&Z Chairman: Leif Watson  
P&Z Members: Clayton Ward and Larry Bateman  
Dep. City Clerk: Beth Williams

The meeting was called to order at 8:08 p.m. Kathy was excused as she was in an accident.

The Public Hearing opened for Williamson Trust (Dale Williamson) who was represented by Vicki Johnson, realtor. They owned a four-plex located at 138 N. Holmes Ave. that had been there for at least forty years; the County didn't even have a build date. There were four, small one-bedroom units in the building. It was grandfathered in when the blanket zone went into effect in 1990, but the grandfather clause would be lost if the property sold. They were trying to sell them, so they requested a rezone from Manufacturing to Multi-Family Dwelling. That would make a buffer zone between the Manufacturing zone around them and the Single Family Residence zone on the other side of the street.

There was no written correspondence, no testimony for or against it. There was no uncommitted testimony and no staff presentation.

The Public Hearing closed at 8:16 pm for deliberations and the meeting opened at 8:17 pm. Clayton made a motion to recommend to the City Council to approve the rezone. Larry seconded the motion. Larry voted yes, it was a logical decision; it helped the landowners and was an oversight that the P & Z could fix from when they rezoned the city. Clayton voted yes, it was a continuation of what was there and was a good thing. Leif voted yes, it needed to continue to be a residence; no one was against it; and it would be a buffer between housing and manufacturing. The vote was unanimous in favor of the recommendation to rezone; two absent.

Marcia Buffett was not in attendance. The Committee requested that Beth send a notice to Marcia Buffett to appear before the Board regarding her Special Use Permit. Beth asked if she could take a minute and call Marcia. There was no answer, so they moved on to the agenda item to approve the minutes for February 19, 2014. Clayton made a motion to approve the minutes of that meeting as written. Larry seconded the motion; they voted to approve the minutes unanimously; two absent.

Marcia arrived at 8:37 pm. She asked for an extension to her Special Use Permit to live above her business in a Central Business zone. She had been counselled by others to take her ex-husband back to court, but that didn't make a difference to the living situation right then. She had obtained a new

attorney and hoped to have her situation resolved during the next three months. Clayton made a motion to extend her permit for four months. Larry seconded it and the vote was unanimous in the approval to allow four more months on her Special Use Permit. Marcia must report back to the Commission on July 16, 2014, at the regularly scheduled meeting.

The meeting was adjourned at 8:46 p.m.

ATTEST: *W. B. Williams* APPROVE: *[Signature]*