

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

December 17, 2024

PRESENT: Chairman Shane Wootan, Paul Voelker, Devan Dye, Leif Watson, Kurt Edwards, and Jordon Johnson

ABSENT: Aaron Severinsen

Called to order at 7:48 p.m.

West Oak PUD Plat –

Brian Crandall, located at 1093 N 1290 E, Shelley, ID 83274, is a representative for the West Oak Street Planned Unit Development (PUD) plat. He noted that the plat has been on the agenda for approximately seven to eight years. In the past, there were concerns regarding the storage units included in the original plat approval and the traffic flow around the island. The previous plat approved 52 units and required an eight-inch water line; however, Brian discussed with Jordon, who believed that an eight-inch water line may not be necessary. The PUD is looking to make changes by converting to single units, removing the storage units from the plans, and reducing the required water line size from eight to six inches, aiming for minimal changes overall. Leif mentioned that during the discussions about the original plat, there was a requirement for a breakaway gate to ensure that the fire department had access to the property and concerns about parking. He pointed out that in a PUD, the homeowners' association is responsible for these issues. Jordon added that if the homeowners' association were to fail, the responsibility would revert to the city for maintenance. Leif requested an example of a situation where a homeowners' association had failed, but Jordon could not recall a specific case and suggested contacting Dave for clarification. Leif also explained that the original recommendation for a PUD was made because other options for the property did not seem viable. Paul inquired whether the units would be owner-occupied. Leif replied that since this is a PUD, the units could be either owner-occupied or rented. Brian noted that they will be considered single-unit attached garages. Brian expressed his enthusiasm, noting that the new units would be more affordable for the younger generation. Leif instructed him to update the plat and return for further review.

370 N State St – Discuss Rezoning (Action Item) –

James and Heidi Bouraski at 492 G St Idaho Falls, Id

James and Heidi are under contract to purchase the property, with a closing date set for January 15th. They plan to turn it into an RV park. Previously, they owned a park on 20 acres in Northern Idaho. Shane inquired about their long-term plans, asking if they would like to live in the residence while operating the RV park. James responded that they prefer to use the property solely as a rental. Shane mentioned that he asked this because previous interested parties needed additional documentation to allow for the residence to be rebuilt as a residential property if any issues arose with the home. However, he explained that this would not be possible under the current zoning without rezoning the property. Shane expressed a desire for the property to transition to a more commercial use.

He noted that a special use permit had previously been issued to facilitate the sale of the property, while Leif pointed out that, under Title 10 land use regulations, an RV park is permitted in the current zoning of heavy commercial. There was a discussion about the special use permit, including the pricing and process involved. Heidi mentioned that they were informed that the special use permit was transferable to the new owners with the sale of the property. Shane confirmed that this had been done based on a verbal agreement. Leif shared that the last potential buyer had insisted on an agreement allowing for the property to be rebuilt as residential if an incident occurred that necessitated it. Heidi and James noted that one of the appealing factors about the house for them was the possibility of living there while managing the RV park. Leif raised concerns regarding access since the property is located off State St. and has only a 35-foot changeover access from Highway 91. Paul asked whether running an RV park would require setting up an office. Leif disagreed, stating that some RV parks simply have a drop-off box for payments James clarified that they do not intend to operate that type of business and plan to have on-site management. Leif mentioned that the fire marshal might have concerns regarding access and parking, expressing doubt about the viability of their vision. Heidi pointed out that there is a 20-foot access from Highway 91 and that they plan to install an emergency gate adjacent to the Cox's Honey property. Since this is private property, it would not require an easement. Jordon noted that there is no existing ordinance regarding RV park setbacks. Leif expressed concern that the access might not be wide enough for an RV. Devan recalled that this matter was discussed three months ago, to which Leif confirmed that the discussion was about Residential zoning, not Heavy Commercial. The agreement with Cox's would only be for emergency access. Devan inquired about the experience level of tenants from their previous park. James clarified that the previous park was more of a destination park, whereas this one would expect primarily workers and short-term renters. For this park, they would have only seven spots and would guide all tenants in, also implementing a length limit on the RVs they allow. Shane expressed that he feels there is a need for an additional RV park in Shelley, believing this initiative resolves the zoning issue and expressing support for the RV park. He encouraged James and Heidi to collaborate closely with Jordon on safety concerns and requested that they be placed on the agenda for the next meeting to officially issue a special use permit to the new owners.

Change the meeting day and time.

Change the Planning and Zoning day to the third Wednesday of the month at 6:30 pm. Shane inquired if anyone had any issues with that day and time. Paul mentioned that he has conflicting schedules with that day and time. Shane made a motion to change the Planning and Zoning day to the third Wednesday of the month at 6:30 pm. Kurt seconded the motion. Paul was opposed. Devan was in favor. Kurt was in favor. Leif was in favor. Shane was in favor. Motion carries.

Shane mentioned that the Shirly Peterson property was purchased by Brian Sargent. He encouraged him to come into speak with P&Z.

Approval of November 19, 2024 Minutes.

Leif motioned and Devan seconded to approve the minutes of the Planning and Zoning meeting held on November 19, 2024, as written. Approved unanimously. Motion carries.

Adjourned: 8:37 p.m.

APPROVE:  ATTEST: 