

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

November 19, 2024

PRESENT: Chairman Shane Wootan, Paul Voelker, Devan Dye, Leif Watson, Aaron Severinsen, and Jordon Johnson

ABSENT: Kurt Edwards

Called to order at 7:31 p.m.

Daniel Draper is interested in purchasing the property located at 370 N State St. He intends to use all the buildings on the property for both commercial and non-commercial purposes. Mr. Draper mentioned that his mortgage company would require a letter from the Planning and Zoning Board stating that if the property were damaged, it could be rebuilt as residential. There was some confusion surrounding the property's special use permit, which was believed to be valid for only a 12-month period. Jordon clarified that there is, in fact, no time limit on the special use permit for this property. Shane asked Mr. Draper about his specific plans for the property, to which Mr. Draper responded that he did not have any detailed plans at this time. Shane noted that a residential office zoning designation would be the only suitable zoning for that area. He explained that a public hearing must be held before any decisions can be made regarding the property. Leif agreed with Shane's assessment. Additionally, Mr. Draper was provided with a copy of the minutes from the June 18th meeting where the special use permit was granted to share with his broker as part of the process for potentially approving his purchase of the property.

Public Hearing for 662 N State St.

Shane opened the public hearing. Drew Case, representing the property at 662 N State St., explained that one end of the property borders commercial zoning. They would like to separate a portion of the property from the rest to designate it for commercial use. This specific area being discussed is located to the west of the storage units at 1388 N US-91, Shelley, ID 83274. Shane inquired about the access point to that portion of the property. Mr. Case clarified that access would continue through the main driveway, with an easement at the rear of the property. Shane then opened the floor for public comments. Colby Hatton, from 825 Kelley Dr., Shelley, ID, expressed his support for Mr. Pascoe and Mr. Case's request to rezone the property. He commented that as long as their plans do not cause harm, they should be permitted to proceed. He is in favor of the change to commercial zoning if the board believes it would be a beneficial use of the land. Shane asked if there were any additional comments either in favor of or against the rezoning. There were no further public comments, and the public hearing was closed. Devan raised a question about whether the easement would be wide enough for fire access. Leif confirmed with Mr. Case that the entrance is more than 30 feet wide. Mr. Case stated it is, in fact, a 60-foot access. Shane advised checking with the fire marshal regarding the requirement of two access points. Mr. Case confirmed that there are two access points available. Leif stated that all required access points are indeed present, and Jordon supported this by confirming that the plans show the necessary access points. Paul moved and

Devan seconded to approve the request for rezoning for 662 N State St. from Residential Agricultural to Heavy Commercial. Approved unanimously.

Public Hearing - Title 10-16-7: Minimum PSI Standards for Subdivisions

Shane opened the public hearing. Jordon explained that there are currently no established PSI standards for The City of Shelley; we are presently adhering to DEQ standards, which require 40 PSI for domestic use and 20 PSI for fire protection. Jordon proposed raising The City of Shelley's standards to 45 PSI for domestic use and 25 PSI for fire protection. The current ordinance does not specify any requirements. Mr. Case sought clarification on whether the standards would revert to a minimum of 40 PSI or if developers would be required to meet the new minimum of 45 PSI. Leif confirmed that developers would need to meet the minimum of 45 PSI. Shane then closed the public hearing. Devan inquired whether this change would affect water pressure throughout the rest of the city. Leif assured that it would not, as they would still need to meet the minimum standards during peak usage hours, which would help prevent excessive water usage. Leif motioned and Aarron seconded to approve the changes to Title 10-16-7 as follows: 10-16-7 (c) (4) All water distribution systems shall be designed to maintain a minimum pressure of 45 psi at peak hour demand as confirmed by the City Water Model. The maximum water system pressure shall not exceed 80 psi at steady state conditions as confirmed by the City water model. Where the minimum and maximum pressures can not be obtained with water line extensions of the existing City distribution system, water booster pump stations and/or pressure-sustaining valves shall be provided by the Developer. 10-16-7 (E) (3) All water distribution systems shall be designed to maintain pressure of 25 psi at peak fire demand as confirmed by the City Water Model. Approved unanimously. Motion carries

Public Hearing – Updated Comprehensive Plan 2025-2035

Denae Zepeda from the Southeast Idaho Council of Governments consulted on the updated comprehensive plan. She stated that the final changes to the plan have been completed. Paul confirmed that the revisions he suggested were incorporated. Leif remarked that they did an excellent job on the updated plan. Shane then opened the public hearing and explained that a comprehensive plan serves as a roadmap for the city, outlining the vision for the next ten years. He noted that there have been significant changes over the past decade. There was no public comment either in support of or against the comprehensive plan. Shane closed the public hearing. Shane made a motion and Paul seconded to approve the comprehensive plan as written and to forward it to the council for consideration. Approved unanimously. Motion carries

Leif motioned and Devan seconded to approve the minutes of the Planning and Zoning meeting held on October 15, 2024, as written. Approved unanimously. Motion carries.

Adjourned: 8:20 p.m.

APPROVE:  ATTEST: 