

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

May 21, 2024

PRESENT: P&Z Member Chairman: Shane Wootan - Absent
P&Z Members: Devan Dye, Aaron Severinsen, Paul Voelker
Deputy City Clerk: Lisa Ybarra
ABSENT: P&Z Member: Kurt Edwards

Called to order at approximately 7:45 p.m.

Paul opened the meeting.

Paul opened the public hearing for the Annex/Rezone for Mike Mueller. Mike was not able to attend tonight's meeting. Mr. Randy Taylor at 395 N Hanson was here as Mike Mueller's representative. Randy Taylor explained that Mike's well had dried out and requested to hook onto the City water line with the agreement of being annex/rezone into the city. Aaron motioned to recommend to the Council to move forward to Annex/Rezone for Mike Muller property as it was agreed. Devan seconded. Approved unanimously. Motion Carriers.

A Special Use Permit for the Higham Family Trust property on 370 N State – The Residential Property is in a Heavy Commercial zone and was Grandfathered in to use as residential. The Higham Family Trust will be selling the property and are requesting for the Special Use Permit to carry over to the new buyer. Aaron motioned to call for the public hearing, Devan seconded. Approved unanimously. Motion Carries.

Consider amending the Ordinance to include specific requirements for green space/open space – The hearing will continue at the following P&Z meeting on June 18, 2024, due to not all board members being present and no new information or research was provided. Aaron motioned to table and continue the hearing. Devan seconded. Approved unanimously. Motion Carries.

Consider amending Ordinance 10-8-6 (c) (2) (d) (2) Private Driveways – Jordon talked about changing the current 30 ft finished driveway to 20 ft finished driveway and having the option of having 10 ft unfinished. Jordon spoke to Chief Marshall, Randy Adams, and he was okay with having 200 ft turnaround. Aaron agreed and motioned to call for a public hearing, Devan seconded. Approved unanimously. Motion Carries.

Consider amending Ordinance 10-16 – Regarding Subdivisions – Jordon explained the descriptions of suggested amending bullets on the worksheet provided. Ordinance 10-16-5, Jordon said Rocky Mountain Power will not work on the light pole portion unless the Final

Plat is recorded. Jordon would like to have the ordinance reworded so the Final Plat is recorded and the next steps can take place. Ordinance 10-16-6 (d) (2) needs to have the typo fixed from (1) feet wide to (10) feet wide. Ordinance 10-16-6 (f), would like to add to the description in the ordinance about proposing a buffer added to the setback on homes that are on roadways. Adding the buffer would look nice overall and it would allow the owner of the home to have their full property size without having to lose some property to place a privacy fence according to setbacks. Aaron did ask where Jordon got the information from. Jordon researched from both the City of Idaho Falls and the City of Pocatello. Ordinance 10-16-9, change from having 6 copies of the final plat to 3 copies and to also change the typo from (6) inches to (60) inches. Ordinance 10-16-14 (e) (3), would like to add language to the final plat being recorded. Ordinance 10-16-14 (e) (5), change the days of review from 10 days to 30 days. Jordon says that 10 days is not enough time for all department heads to review and certify the completion and acceptance of the construction

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and currently it does not get finished in 10 days. Changing the Ordinance will be within the time they currently use to review the completion of construction. Ordinance 10-16-17, adding inspection language and bullet points for Developers to comply with the ISPCW requirements. Aaron likes the bullet points as a reminder for developers to refer to the ISPCW manual. Devan motioned to call for a public hearing and discuss Ordinance 10-16- Regarding Subdivisions, Aaron seconded. Approved Unanimously. Motion Carries.

Devan moved, and Aaron seconded to approve of the minutes of the Planning and Zoning meeting held on April 16, 2024, as written. Approved unanimously. Motion carries.

The meeting was adjourned at 8:31 p.m.

APPROVE:  ATTEST: 