

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

June 18, 2024

PRESENT: P&Z Member Chairman: Shane Wootan
P&Z Members: Devan Dye, Kurt Edward, Leif Watson
Deputy City Clerk: Lisa Ybarra (Absent)
City Clerk/Treasurer: Sandy Gaydusek
Tori Pacheco

ABSENT: P&Z Member: Paul Voelker, Aaron Severinsen

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

Shane opened the meeting.

Public Hearing - Special Use Permit for The Higham Trust on 370 N State St. Shelley, ID 83274 - 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 requesting the Special Use Permit to carry over to the new buyer. Shane opened for public comment.

Brooke Stosich at 3932 S Hazen Dr. Ammon, ID 83406 represents The Higham Family Trust on 370 N State St Shelley, ID 83274. Brooke is requesting a Special Use Permit to allow the property to remain residential. The Family has lived at this property since the 1950s. Brooke would like to sell this property as a residential property since the occupants have passed and then fix the zoning problem for future sales of the property. There was no public testimony in favor, opposed, or neutral comments.

Shane closed the Public Hearing for deliberations. Kurt suggested that rezoning the property would be best to fix the problem. Leif would like to grant the Special Use Permit for a twelve-month time frame while getting the property rezoned. Shane disagreed. Shane brought up that if the property is bought you may only have twelve months to live there. Shane does not want to impede the sale of the property. He is okay with granting the Special Use Permit but feels in the future we should pursue rezoning. The board felt the entire area from the Higham property to the corner of Oak and State St be rezoned. Kurt moved, and Leif Seconded to approve the Special Use Permit for 370 N State St. Shelley, ID 83274, and look toward exploring rezoning the Higham property to the corner of Oak St. Approved unanimously.

Public Hearing /Continue – There was no public testimony in favor, opposed, or neutral comments. Consider amending the Ordinance to include specific requirements for green space/open space (Action Item) – Shane discussed with Adam earlier that day. Shane suggested we need a footprint to present to be used. There was the suggestion of 150 sq ft. per 20 doors and under 20 doors no additional sq ft is required. Over 20 doors would need to be evaluated.

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Devan felt that requiring more green space other than retainage ponds, it would drive the price up making it less affordable for the younger generations. Jordon suggested that 3,000 sq ft would not be enough space. He recommended that 10,000 sq ft would be more appropriate. Leif agreed with Jordon. The board feels the language should be changed from lots less than 1 acre to subdivisions with more than 20 lots. Also to be added that retainage areas may be excluded from the requirement of open space on a case-by-case basis. Title 10-16-7-G (2) Leif moved. Devan seconded to recommend that the verbiage be changed to -Open areas and/or recreation areas may be required in subdivisions with more than 20 lots when the Commission deems such spaces are necessary to the health, safety, and convenience of the residents of the subdivision. Retainage ponds may be excluded on a case-by-case basis. Consideration for parking and playground equipment may be considered for a development agreement. Approved unanimously.

Public Hearing – There was no public testimony in favor, opposed, or neutral comments. Consider amending Ordinance 10-8-6 (d) (2) Private Driveways – Jordon talked about changing the current 30 ft finished driveway to a 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 a 200 ft turnaround. Leif moved Kurt Seconded to recommend to the council to make this change. Approved unanimously.

Public There was no public testimony in favor, opposed, or neutral comments. Consider Amending Ordinance- Regarding Subdivisions- 10-16-5- Jordon would like to change to read as the final plat shall be recorded before constructing the infrastructure. Read the changed language attached. 10-16-6 (D) (2)- typo change to 10 ft wide instead of 1ft wide. 10-16-6 (F)- Planting strips – Jordon would like specific standards added. Shane would like to consider green fencing such as hedges, trees, etc. Jordon stated that a berm is still required. Shane would like to include recommending drought-resistant, low-water usage landscaping. Sandy stated that landscaping plans and irrigation plans are required. 10-16-9 needs to be changed from 6 copies to 3 copies. 10-16-14 (E) (5) Change from ten days to thirty days. Final plat to be recorded before construction. 10-16-7 Minimum construction requirements- Jordon drew up a cover sheet and requirements packet. Packets will be given with subdivision applications. Developers must sign off before construction begins. Leif moved to recommend approval of Title 10 updates as discussed with BJs language added to sections as presented by Jordon. Added water conservation is encouraged. Devon Seconded. Approved Unanimously. See Attached Proposal.

Devan moved, and Leif seconded to approve of the minutes of the Planning and Zoning meeting held on May 21, 2024, as written. Approved unanimously. Motion carries.

The meeting was adjourned at 9:20 p.m.

APPROVE:  ATTEST: _____

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