

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

March 18, 2026

PRESENT: Chairman: Josh Carrell (absent)

Vice Chairman: Shane Wootan

P&Z Members: Aaron Severinsen, Devan Dye, Paul Voelker, Lauren Cardon, Cam Hulse

P&Z Members (Absent):

Deputy City Clerk/Treasurer: Tori Pacheco

Building Inspector: Jordon Johnson

Shane called the meeting to order at 6:30 p.m.

Call for public hearing on Platinum Real Estate Investments, LLC's application for rezone, and annexation and rezone, with consideration of future boundary line adjustments, for parcels RP2088862 and RP0478019, consisting of approximately 53 acres located south of West Fir, east of Longhurst Lane, north of 1200 North Baseline Road, and west of property owned by Shelley Joint School District #60.

No representative was present to discuss or present the proposed plans. The P&Z Committee reviewed the applications, the map, and the narrative provided. Lauren asked what would be allowed in an RO zoning. She was referred to title 10-7 land use. A few examples of home occupation, multi-family dwelling, and two-family dwelling were given. Shane suggested that in the past, planning and zoning may have felt there were too many apartments, but if apartments are planned, this would be a good area for them. A family could walk to school and near businesses. If affordable housing isn't allowed, there wouldn't be a place for people who need it. Paul is not against apartments, but he doesn't want to see a large number of them. He then referred to areas in Idaho Falls.

Paul moved and Aaron seconded to call for a public hearing scheduled May 20, 2026 on Platinum Real Estate Investments, LLC's application for rezone, and annexation and rezone, with consideration of future boundary line adjustments, for parcels RP2088862 and RP0478019, consisting of approximately 53 acres located south of West Fir, east of Longhurst Lane, north of 1200 North Baseline Road, and west of property owned by Shelley Joint School District #60. Six in favor, one absent, approved unanimously.

Shane brought up an item not on the agenda that he wanted to discuss. Regarding the annexation discussed in previous meetings, Shane doesn't want to see another forced annexation. He would like to start working on a plan for future properties that might be annexed into the City. Shane proposed creating a map and a plan for future development. He also wants to bring landowners in to discuss plans for their properties. Additionally, Shane expressed interest in seeing more manufacturing development, believing that manufacturing and agriculture generate more revenue for the community than residential development. Paul asked why this wasn't included in the recently revised comprehensive plan. The board is voluntary and can only do its best. Aaron added that if the City focuses more on zoning than planning, then the committee is failing. He also mentioned that the City currently has no cohesive plan, and developers often approach with their own ideas. Aaron pointed out that the Idaho Falls developments are poorly planned. Paul suggested that this is why the comprehensive plan exists. Shane said the comprehensive plan is beginning to outline a future development strategy. Lauren recommended refining and expanding the comprehensive plan. Aaron felt that the forced annexation was rushed, to which Shane responded that the Council did what they believed was best. The situation was unique because water was provided to the development before annexation. Shane wants to have a plan ready for the impact area when developers come forward. He emphasized that the plan doesn't need to be detailed but should indicate what the planning and zoning committee envisions for those areas. Shane wants to manage growth with guidelines in place. Lauren inquired about how planning would occur—whether through meetings or outside efforts. Shane suggested both methods would be used and asked Jordon to speak up. Jordon noted that the topic isn't on the agenda and would need to be addressed later. Shane clarified that he isn't trying to make decisions now but wanted to open the discussion. He expressed concern about the forced annexation and suggested inviting large landowners to discuss future plans. Tori asked how that could be included on the agenda. Shane mentioned that this would be a lengthy process requiring multiple meetings, and it will be on the agenda for the next meeting.

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

Approval of prior P&Z Minutes – February 18, 2026

Devan moved, and Paul seconded to approve the February 18, 2026, minutes as written. Six in favor, one absent, approved unanimously.

Adjournment – 7:04 PM

APPROVE:  ATTEST: 