

**CITY OF SHELLEY
PLANNING AND ZONING MEETING
MINUTES**

October 18, 2016

PRESENT: P&Z Chairman: Eric Scarr
P & Z Members: Bryon Moore, Brent Timm, Holly Tincher and Clayton Ward
Dep. City Clerk: Beth Williams, Jasmine Marroquin and Sandy Gaydusek

The meeting was called to order at 7:30 pm.

Excuse Leif Watson committee chair family commitment. Eric Scarr chaired.

First open Public hearing for Sunset Vista subdivision and preliminary plat.

~~Bret~~
Brent Christensen, 744 E 1100 N Shelley Idaho, 10 years ago same plan, sewer, lift station, were going to cross the highway and go underneath the railroad. Have moved lift station from west end of the property to east end of property. There was enough of a significant change was ask to have a Public hearing. Presentation by the staff city submitted letter from engineer of things that should be taken into consideration with the plat that was submitted. Copy of was letter will be included with the minutes. Sandy Gaydusek suggested to accept preliminary plat with the condition they fix problems. Sewer lift calculation and design of lift sent to engineers. No written correspondence.

Floor opens to those in support? None.

Non-committed:

Barb Scott, 480 Robald, Traffic concerns. Subdivision adds to the problem. Sandy said the reviewing is only for the preliminary plat only.

Lorliene Browning 752 E .1200 N, Wanted to see the plat. Eric called a 5 minute break 7:53pm to let those attending look at the plat. Public hearing recalled order 8:00 pm.

Floor opens to support off: None.

Non-committed:

Robert Johnson, 120 Ash, questions emailed to P&Z

Why ~~can~~ ^{can't} we get permission to get sewer to go under railroad as previously planned?

Lift station ~~to~~ ^{too} close to his house worried about smell and noise if it fails will it back up into street or homes? If the line on Ash Street is plugged will the pump's pressure force sewage in to homes on Ash Street? Who will maintain and repair the lift station after it completed. How is power and utilities being brought in? If underground will a transformer be placed on my property? What will the

roads widths be, 60' or 62' feet. My drive way will have more of slant. S. Park drains on Ash. Has a concern with lack of entries. Construction traffic only 1 road during construction during phase one. Worried subdivision will be ~~stated~~ and then not finished.

started

Opposed:

Daren Cook, 700 S. Park Ave. Who is going to pay for paving of Ash Street and curb and gutter.

Brent: Last time sounding like city would ask for LID. Don't know yet. Brent thinks there will need to be a meeting with Mayor, City Counsel, Brent and Landowners. Wants to know who is paying for the paving of the road. He does not think it subdivision will be finished. No decision made last plat worried about cost to land owners. Sandy said would be worked out in development.

Beth; tonight is only to recommend to the City Council for preliminary.

Jim Cotterell, 780 E 1200 N. Would he be annexed in the city if development goes in?

Jeff Blane, 769 E 1200 N. Has property with livestock and raises pheasants. Would he affected due to the subdivision Sandy; No.

Andrea Cowley 758 E Baseline Rd. Traffic concerns.

Gretchen Coherell: 780 E 1200 N, Traffic concerns.

Rebuttal by Bryce Jolley, Engineer for Brent. Does not know who will improve Ash Street. Lift stations do not have smell. With concerns about traffic street is wide enough for 400 cars per hour. With concerns about the sewer and water, no one forced to tie in now but if septic or well fails, DEQ would require tie in. City would have responsibility for lift station Ash 50' set already. Phase two and three would be up against Basic American and rail road storm water runoff calculated into subdivision at end of Ash Street. ^{Brent} ~~Bret~~-said: never smelled Basic American when he has been in field. He said city was going to pave Ash Street before his initial subdivision plat. Just want to make things work.

Hearing closed at 8:30pm for deliberations.

Bryon moved to recommend to council with contingency that all state and city. Clayton seconded.

Clayton: yes, good for Shelley to grow and this one area. Brent, yes, all conditions be met. It will be a great opportunity for new homes in Shelley. Bryon: Yes subdivision better than farmland and Mr. Christensen trying to meet concerns. Eric: yes, grew up in the neighborhood. It will be great when all in place. Holley: yes, people do want to move here. Must address these concerns good opportunity to grow. Vote unanimous with two absent.

Public hearing opened; 8:55pm, for Kevin Murray, 3525 Merlin Dr. Representing owners. Wants to rezone to Parcel 1 to R2A . Wants SUP for storage units less storage unite now than prior hearing.

No written, no city, no testimony to support, no non-committed, no opposed and no rebuttal.

9:03 closed to deliberate reopened at 9:12pm.

Clayton moved to recommend to City Council to rezone R2A. Brent second. Clayton: yes, people take of property, good for city. Brent: yes, allows growth , previous problems addressed. Bryon; yes, Mr. Murry found a good way to use land. Eric: yes, finally clean up that lot. Holly: yes, cleaned up prior plat something different for city. Vote unanimous yes, with two absent.

Clayton moved to allow SUP for Parcel 2 and 3 storage unites give more stability and unites good for plot of land. Brent: yes, units provide and bring whole plan together. Bryon: yes will thought out improvement lot less saturation. Eric; yes, likes extra storage space. Holley: yes, agreed.

Vote unanimous yes, with two absent closed at 9:20 pm

PUD pre application Sand explained 1 owner council can make concessions on setbacks can have mixed uses. Pre application meeting is to let P&Z know he will propose he plans to have Homeowner Association will be coming back to P&Z with prelim plat.

Keven Murray representing land owners PUD Homeowners association place lien on property if landowner's not responsible cars not parked on street will be visitors, snow removal by homeowner's association. Utilities will be with city. Parcel 1 on prior plan for rezone.

Bryon moved to have Kevin Murray move forward with preliminary plat.

Clayton second, unanimous aye with two absent.

Clayton moved to call for Public hearing for November 15, 2016 rezone for Jed Young N State Street Brent second unanimous aye two absent.

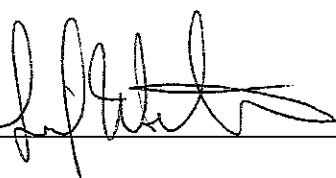
Bryon moved to call for Public hearing for rezone for Jed Young E. Center St. for November 15, 2016. Holley second unanimous yes with two absent

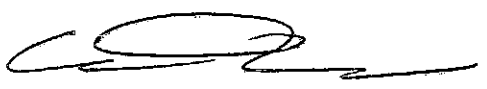
Eric moved to call for public hearing Bryon second unanimous yes

Approval of minutes: September 20, 2016 Clayton moved to approval as written Bryon unanimous yes.

Bryon moved to approve the Minutes for September 20, 2016, as written. Larry seconded it. The vote was a unanimous yes with two absent.

The meeting was adjourned at 7:50 p.m.

APPROVE:  _____

ATTEST:  _____