

CITY OF SHELLEY
COUNCIL WORK MEETING
MINUTES

SEPTEMBER 13, 2016

PRESENT: Mayor Stacy Pascoe

Council Members: Earl Beattie, Jeff Kelley, Kim Westergard, and Adam French

Police Chief: Rod Mohler (absent)

Public Wks Dir.: Justin Johnson

Recreation Dir.: Scott Williams (absent)

City Clerk/Treasurer: Sandy Gaydusek

City Attorney: BJ Driscoll (absent)

This meeting was called to discuss the development of some parcels of property off of West Oak. Mr. Murray has approached the Planning and Zoning Commission to rezone the property so he can construct Twin Homes and Three to Eight Single Family Attached Dwellings, and a special use permit to construct storage units. The interested parties attending were Kevin Murray, and Jason Yorgensen. Kevin said he has been working with Sandy on how to handle the property on West Oak. He said this matter has been before the Planning and Zoning Commissioner to consider rezoning the property, but the wrong legal descriptions were provided. Mr. Murray discussed the City's Planned Unit Development (PUD) Ordinance, and regulations. He said they would like to have storage units on the same site as the single family attached dwellings. He said they intend to have a Home Owners Association. He said they have some street sections that there are some problems with, and there are some setbacks that would be prohibitive. Kevin said he believes the ordinance has some errors in it in regards to the side yards. Mr. Murray gave a copy of a PUD in Idaho Falls called Thayer Bridge. He discussed the advantages of having a PUD. Mr. Murray said he would like to get the road widths in the proposed development to work in the city if possible. There conceptual design indicated there would be twenty four foot wide streets throughout. Mr. Murray said the P&Z did not like some of the areas where storage units were planned. He said the design has been changed and they will have a swale design in between the two fifty foot streets going in and out of the development. Mr. Murray said they would like to do a PUD without large yard setbacks. He said people typically don't want large yards. Mr. Yorgensen said he wanted to talk about the clustering and how to keep the curb appeal up. Mayor Pascoe said the biggest concern was where the other cities have given us information. He said the City of Ammon does not have PUD's anymore. He said one is an older PUD and the other has just one phase of the development done as a PUD, and the other phases were done as a subdivision. Mayor Pascoe said the city receives a lot of complaints about the narrow streets in the Meadowlark Subdivision. Jeff said most cities he has talked to require the street specifications to remain the same within a PUD as they would a subdivision. Mr. Yorgensen said if they could get the yard setbacks changed they could make a wider street. Dave said the City of Rexburg just did a PUD zone. He said it is basically used when a piece of property is difficult to develop. He said this allows the city to give and

take. Dave said in the case of Rexburg, they are looking for small high density developments which allows the lots to be smaller and the homes to be smaller, but the streets had to be to subdivision specifications. Earl asked who would own the storage units. Mr. Yorgensen said the developer would own the storage units. He said the homes will have one car garages and enough driveway to park another car. Sandy explained that the new R2A ordinance that was just created requires a driveway that will accommodate two vehicles parking side by side. Mr. Yorgensen said their plans could be modified. Dave said he knows there are these kinds of developments that are working with these types of issues; however people have to have a place to put their vehicles other than on the street. He said there are issues with snow removal, etc. They need to make sure there is enough space, and that the city is not responsible to plow the streets in a PUD. He said the reason the city has these types of ordinances are to protect the city and the people who already reside there. Jeff said he feels the streets need to meet the standards the city's specifications calls for. He said they could look at the setbacks at the side and the back of the yards, but we need to accommodate public safety first. Adam and Kim agreed. Mr. Yorgensen asked for a modification on the required sixty two foot dual entry and exit streets of the development. He said there is only 113 feet of property. He said they could remove one sidewalk along the entrance for the streets that way they would only need 107 feet. Mr. Murray said they would not allow parking on the streets. He asked about reducing the streets to fifty feet with no on street parking. Mayor Pascoe said he was okay with fifty foot streets and reduced yard setbacks, however they will need a green area with no parking. Mr. Yorgensen said they could provide a green area. Mayor Pascoe said he understands that this particular property may be difficult to develop. The Council felt the big thing is that people should be able to park their vehicles in their driveways without parking on the sidewalk. This matter will be taken to the Planning and Zoning Commission for a pre application meeting for a PUD.

This meeting was adjourned at 7:35 p.m. and the Mayor called for a five minute recession before beginning the regular council meeting.

APPROVE:  ATTEST: 