

CITY OF SHELLEY
PLANNING AND ZONING MEETING
MINUTES

AUGUST 17, 2021

PRESENT: Larry Bateman, Clayton Ward, Brad Miller, and Arlen Hendrix, Shane Wootan, and Jeff Kelley

Shane opened the meeting at 7:32 p.m.

Shane said there is a public hearing to consider amending some Title Ten Regulations. The items discussed and being considered are:

Minimum lot size for Single Family Dwelling

Minimum lot width for Single Family Dwelling

The addition of regulations for a secondary irrigation system in subdivisions.

A thirty-day review period for Improvement Drawings if not submitted with the preliminary plat.

Minimum size requirement for the required two car garage.

Minimum side setback for a garage not facing the same side of the street as the home.

Minimum size for the driveway from the garage to the street.

Shane opened the public hearing for testimony in favor, opposed or neutral.

There was none.

The P&Z Board deliberated and determined the following recommendation to the city council regarding the above items.

Minimum lot size for Single Family Dwelling – 10,000 square feet. Based on the ability to have adequate area around the home for the required two car garage, storage of ATV's trailers, etc. and adequate room to fight fires.

Minimum lot width for Single Family Dwelling – 75 feet. Based on the ability to meet side setback regulations, two car garage, et.

The addition of regulations for a secondary irrigation system in subdivisions – add this requirement to the subdivision ordinance and include a plan approved by the Irrigation District.

A thirty-day review period for Improvement Drawings if not submitted with the preliminary plat. Add to the subdivision ordinance.

Minimum size requirement for the required two car garage. 24 x 24 square feet. Based on the average size called out in the International Building Code per Jordon.

Minimum side setback for a garage not facing the same side of the street as the home - 25 feet. Based on the ability to access garage with vehicle.

Minimum size for the driveway from the garage to the street – at least 24 feet. Must conform to the width of the garage.

Shane discussed adding the requirement to create a walk path down East Center to Taylor, along Baseline Road and along New Sweden to be used for pedestrians and non-motorized vehicles. He thought this should be added to the

comprehensive plan as well. Jeff talked about the width of the road that will be needed for new developments on major roads. He said eventually it could be a three to four lane road.

Brad moved, Clayton second to recommend the amendments and additions to Title Ten and the other respective titles as needed amended as listed above. Approved unanimously.

Jeff moved, Larry seconded to include in the comp plan that a pedestrian and non-motorized path should be reviewed for New Sweden , Baseline, County Line Road, and East Center running to Taylor. Approved unanimously.

Rueben Estrada needs to extend his Special Use Permit to allow residential occupancy in his business on State Street. He is not in attendance. Jeff moved, Clayton seconded to table this matter until Mr. Estrada could be present. Approved unanimously.

Jeff moved, Arlyn seconded to call for a public hearing to consider a special use permit for single Family Occupancy in a Heavy Commercial zone on September 21, 2021. Approved unanimously.

Clayton moved, Arlyn seconded to call for a public hearing to consider implementing Air B&B regulations in the city code on September 21, 2021. Approved unanimously.

Arlyn moved, Jeff seconded to adopt the minutes of July 20, 2021 as written. Approved unanimously.

Jeff said he would like to express his thoughts regarding the last meeting. He said he believes the P&Z decision was accurate regarding the preliminary plat for the Fox Crossing Subdivision and it was sent on to the City Council. Jeff said there was some talk that the P&Z did not do their duty by failing to follow the Comp Plan. He said he feels they did the right thing because it complied with all of the city ordinances on the comp plan. Shane thanked Jeff for being part of the P&Z Board.

Adjourned: 8:57 p.m.

APPROVE:  ATTEST: 