

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

February 19, 2025

PRESENT: Chairman: Shane Wootan

P&Z Members: Aaron Severinsen, Paul Voelker, Kurt Edwards

Deputy City Clerk: Tori Pacheco

ABSENT: P&Z Member: Leif Watson, Devan Dye

Call to order: 6:32 pm

Shane opened the meeting.

Dallin Jolley, located at 474 Walnut St, Shelley, ID 83274, is applying for a variance to reduce the setback to 15 feet on a property he owns between 446 and 430 W Fir St (the property is not yet addressed). Mr. Jolley addressed the committee and handed out plans for the property. He clarified that he is not seeking to change the zoning (currently zoned as a two-family dwelling) but instead wanted to provide information regarding the current surrounding zoning. The zoning to the right side and half of the back of the property is heavy commercial, while the left side is residential. The existing zoning works for what he plans to develop on the property. Mr. Jolley intends to add two duplexes, and the proposed layout would have the two buildings facing different directions. He is requesting a change in the setbacks to allow the properties to face each other. This adjustment would allow better traffic flow and overall layout, as well as provide more space for the tenants, enhancing their quality of life. Paul inquired about the number of units planned. Mr. Jolley confirmed that he is proposing two duplexes. Paul then asked if Jordan is ok with the new plans with the setback variance. Jordan informed the committee that the property is unique and could function as is, but the current layout is not ideal and offers a low quality of life. A variance would allow for increased green space, improved traffic flow, and better drainage. Jordan expressed support for granting the variance. Paul asked if the fire marshal is ok with the plans. Jordan replied that the fire marshal would likely not approve the plans without the variance. Paul questioned the locations of fire hydrants. Jordan acknowledged that the area currently lacks hydrants, but there are plans to add one within the next summer. Shane pointed out that the property is a short distance from the fire department. He also stated that the property meets all requirements. He emphasized that variances are typically granted only when there is no other use for the property. With the variance, he believes the property can be utilized more effectively. Aaron echoed this sentiment, stating that the small adjustment of changing the orientation of the properties to face each other would enhance the use of the property. Kurt added that this change would eliminate the pinch point for access, resulting in safer access to parking.

Paul motioned and Kurt seconded to approve the variance as requested to allow for a 15ft rear setback. Approved unanimously, motion carries.

Bryan Sargent, located at 1426 N 750 E, Shelley, ID 83274, is applying for a rezone of the properties at 335 N State St and 355 N State St, Shelley, ID 83274, along with a special use permit for a mobile home community and to allow the two existing residences to remain on the property. During the P&Z meeting, Mr. Sargent presented plans for the property, which currently has two existing

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

residences. The properties are zoned as Single-Family Dwellings (335 N State St) and Residential Agriculture (355 N State St). Mr. Sargent intends to keep the two existing residences on-site. He shared his long history with the property and discussed various options for the property with Jordan. However, they encountered issues with Spud Alley being a private road due to the railroad. According to the city code, any development considered a plat would be eliminated because Spud Alley does not qualify as an exit. Paul asked if the properties are considered temporary. Mr. Sargent noted that the parcels are technically grandfathered in. Mr. Sargent tried to see if residential would work on the properties but it was not feasible due to Spud Alley not qualifying as an exit. He owns two lots on East Oak Street but would rather not put traffic onto Oak and wants to go in a different direction. He considered a commercial shop with an office and roll-up doors; however, this would require a lift station, costing approximately \$400,000, which he could not justify for a commercial operation. Mr. Sargent believes that heavy commercial use would be more acceptable in this scenario. Currently, the city code for mobile home communities is quite restrictive and will require a special use permit in any zoning. A mobile home community would also require a lift station. Mr. Sargent would be able to justify this cost, and it would benefit everyone north of this property. The code permits seven homes per acre, excluding roads. This property would allow for 70 to 90 homes, with minimum lot sizes of 4,000 sq ft and a 36 ft frontage, requiring two parking spots per home. Mr. Sargent noted that the limitation would be the seven per acre. He could fit a lot more but is willing to work with the seven per acre. City services would stop at the road; everything within the park would be the owner's responsibility. Water services would be billed as a single meter, sewer services would be billed per ERU. Mr. Sargent stated that he would manage lawn care for residents to maintain the property's appearance and all maintenance within the park would be his responsibility. Plans include adding a dog park and possibly a community park with a pickle ball court. He would only allow new mobile homes. He would implement a sunset clause for homes within the park to ensure they remain visually appealing. As a private mobile home park, Mr. Sargent would be able to dictate those rules to the park. Mr. Sargent noted that the stigma associated with mobile home parks is diminishing and sees this project as a valuable opportunity for affordable housing, with the homes priced between \$100,000 and \$150,000. He stated that he looked at the statistics and that the median home price in Shelley last year was over \$500,000. In Bingham County, it was \$460,000. With the numbers he is projecting, this would be even cheaper than renting. Paul inquired if he would be allowing travel trailer homes or only manufactured homes. Mr. Sargent said they would only allow manufactured homes. He stated that the building standards are different. Traffic would exit onto Spud Alley, avoiding any flow through East Oak St. The current residences will remain and serve as housing for an on-site manager. Mr. Sargent doesn't have any intention of selling the property. This would be a long-term situation. There would be a trailer storage area, and residents would be able to utilize the storage units located close to the property. He also said that there would be a pressurized irrigation system from the canal. The roadway loop was created for fire and convenience. He mentioned it cost a little more to create a loop rather than a straight roadway. This is being done to be more appealing and convenient. The width of the road is being planned as a 48-ft road. Mr. Sargent mentioned that he would be well within all of the setback requirements. Water pressure was questioned. Mr. Sargent said that he had spoken with Dave, and with the current plans he would meet the minimum requirements. He stated that he doesn't have a problem if more is needed. Jordan is concerned that the septic system will meet its

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

capacity. Shane commented that this is just for information and requires a lot more work. Shane also said that for the city to grow, there is a need for more affordable housing to support businesses and a workforce. Mr. Sargent commented that he had attempted to farm the property in the past and was not successful. Aaron inquired if there would be any subletting. Mr. Sargent said that he would rather not, but it could be a possibility. Jordon spoke up and mentioned that he and Mr. Sargent have discussed using E Oak as an emergency access with some breakaway bars or a secondary access. With Spud Alley being a private road, there is concern that the railroad could take access away. Mr. Sargent said that is not a concern because he has title insurance on the ground that says it is an insurable access, and if he is impacted by the railroad, he would have rights to a claim. Mr. Sargent also added that in order for one to work, he would need both rezones and special use permits. They are all contingent on each other. Mr. Sargent added that out of all the options permitted in heavy commercial, a mobile home park is the least invasive. Jordon said that a mobile home park is not allowed in the City of Shelley without a special use permit. Mr. Sargent concluded by stating that his family has owned the property since the early nineties. He mentioned that he was there before any developments occurred. He observed the surrounding area change as new constructions were built. He expressed that he would not want to hinder anyone else's progress.

Kurt motioned and Paul Seconded to call for a public hearing to rezone to heavy commercial with a special use permit for a mobile home park at 335 N State St Shelley, ID 83274. Approved unanimously, motion carries.

Aaron motioned and Paul Seconded to call for a public hearing to rezone to heavy commercial with a special use permit for two single-family homes to remain on the property at 355 N State St Shelley, ID 83274. Approved unanimously, motion carries.

Shane opened the public hearing to amend Title 10-2 definitions. Shane read the current definition of a Travel Trailer. The committee discussed taking out temporary and camp tents from the definition. Shane asked for any public comments. There was none either for or against. Shane then moved on to the next public hearing.

Shane said that he would like to keep the public hearing as an open format. He will move from one hearing directly into another.

Title 10-13 Discuss max stay limit of 90 days. James Boraski 370 N State St Shelley, ID 83274. Mr. Boraski mentioned that they would have guests at their parks, possibly for longer than 90 days. The committee members discussed if there was a need for a 90-day max limit, and it was determined that they would leave that up to the park owners to manage on their own.

Title 10-13-4 Minimum area required for travel trailer park. Shane verified that an expansion on a trailer park would only be allowed if a minimum of two acres were added. Jordon explained that adding the number of stands required was the only way he could define a small trailer park. Two acres is a large parcel, and we do not have any currently available in the City.

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

Title 10-13-7 Standards for travel trailer parks. Shane read the section and proposed that the punctuation be changed to flow better. He also said that the numbering and lettering would need to be changed. Mr. Boraski spoke up and asked for a change on the minimum feet of the trailer stands. He suggested changing from 15 feet by 25 feet to 10 feet by 25 feet. He also suggested changing from 10 feet between stands to 12 feet between stands. Jordon clarified that this would be narrowing the stand by 3 feet. (E) Service buildings shall be: it was decided to strike out but not more than four hundred feet. Shane suggested adding a parking consideration to this section to help when campers need to use the facilities. He suggested adding a (3) parking consideration based on 20% of total stands. Jordon said that this could be considered when plans are submitted. Kurt clarified that this would only be for parks with ten-plus stands.

Shane asked the Boraskis if the discussed changes would work for their current property plans. They confirmed that it would. With that, they decided to strike (G). Discuss a new zone for a private RV Park.

Shane then suggested presenting the changes at the next meeting and then presenting the approved changes to the council.

The following changes were made per the public hearing:

10-2-2 Definition Change

- Travel trailer - A vehicle equipped with wheels capable of unrestricted highway use, intended for human occupancy and for vacation, travel, or recreational purposes. The definition includes, but is not limited to, travel trailers, motor homes, and mounted camper units.

10-13

10-13-4 Minimum area required for travel trailer park

- The minimum area required for a new Travel Trailer Park shall not be less than two (2) acres. Expansion of an existing Travel Trailer Park must increase the overall size to not less than two (2) acres. Unless travel trailer park, is designed with a max of nine (9) trailer stands half (.5) acre minimum is allowed.

10-13-7 Standards for travel trailer parks

- (A) Travel Trailer stands requirements:
 - (1) 1-9 stands; Travel Trailer stands shall be a minimum of ten (10) feet by twenty-five (25) feet, located at least five (5) feet from all accessways, and shall be so placed as to maintain at least twelve (12) feet between stands;
 - (2) 10 plus stands; Travel Trailer stands shall be a minimum of twenty (20) feet by fifty (50) feet, located at least five (5) feet from all accessways, and shall be so placed as to maintain at least fifteen (15) feet between stands;
- (E) Service buildings shall be:

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

- (1) Located at least five (5) feet from any Travel Trailer space;
- (F) Travel Trailer Parks with 10 plus stands shall provide adequate flush-type toilet fixtures and laundry facilities. The following shall be the minimum required facilities:
 - (1) One (1) laundry unit for every ten (10) Travel Trailer spaces. Such unit shall be separate from the toilet rooms and shall have an exterior entrance only; and
 - (2) One (1) shower, and one (1) water closet for each sex for every ten (10) Travel Trailer spaces. Each water closet and each shower shall be in a separate compartment with self-closing doors on all water closet compartments. The shower stall shall have a dressing compartment with stool or bench.

Shane closed the public hearing.

Shane moved and Paul seconded to table the changes to Title 10-2 Definitions and Title 10-13 Mobile Home and Travel Trailer Parks until the March 19, 2025 meeting, when the changes can be presented. Approved unanimously, motion carries.

Paul motioned, and Kurt seconded to approve the minutes of the Planning and Zoning meeting held on January 19, 2025, as written. Approved unanimously. Motion carries.

The meeting was adjourned at 8:07 p.m.

APPROVE: _____

ATTEST: _____