

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

z1  
February #  
~~January 17, 2017~~

PRESENT: P&Z Chairman: Leif Watson  
P & Z Members: Larry Batman, Clayton Ward and Bryon Moore  
Dep. City Clerk: Jasmine Marroquin and Sandy Gaydusek

The meeting was called to order 7:39pm

First to open Public Hearing for PUD on West Oak Street/ Keven Murray/Jason Yorgensen

Bryce Jolley Harper- Levitte Engineering would like to put a PUD on Oak Street. PUD will be private we met with the city they want a city street put in there. It will have 40ft asphalt so cars can park on both sides. Everything within it will be private. City will only pick up garbage. HOA will take care of everything in there. There will be thirty six town homes, four four plexus and storage units at the end. Looking for first time home owners or retired people that just need a town house. HOA will be responsible for snow removal, any maintained with in that. Private fence will go all way around the property. Set backs are as R1 30 front 25 back streets are private will be the same street width as city streets. Live in unite will be 15 ft the garage will be 9ft. Retention will be on site they will have retention ponds built with in. Have two accesses in and out to meet fire code. City will receive one bill form HOA for water sewer and garbage.

No written correspondence.

Floor opens to those in support:

Mindy Lewis 201 E Oak: What kind fence are you planning on having? There is ditch along the <sup>pastor</sup> ~~pastor~~ will we still have access it? It's a great design and beneficial it is hard to find new updated homes in Shelley.

Dave Russel 240 W Oak: Concerned about head lights coming for the development. Also has a concern about the water pressure. He is thinking about buying a unit in the development. Will his property value hold? Will the four plexus have garage or car ports?

Gerry Fitzgerald 245 W Oak: Is in favor of town homes. Will he have to pay half on privacy fence? He would like fence along the back of his property.

Keven Murray 3525 Merlin Dr.: Would like to express his gratitude it will be a nice subdivision.

Floor opens to those who are neutral:

None

Floor opens those who are opposing:

None

Closed for deliberation at 7:59pm

Clayton motion to move PUD forward. <sup>Bryon</sup>Byron second. Larry voted; Yes area has been a mess. Time to put it to use. Bryon voted; Yes Shelley needs it. Clayton voted; Yes good for Shelley also for retirees to move in to. Leif voted; yes plan has been narrowed down. Unanimous yes with two absent

Call for Public Hearing for SUP for Karrie Winder.

Clayton motioned for the calling of Public Hearing for SUP for Karrie Winder. Larry Second.

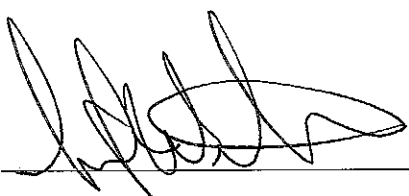
Unanimous yes with two absent

Approval of minutes: January 21, 2016

Clayton moved to approve January 21, 2016 minutes as written. Bryon second.

Vote unanimous yes with two absent.

The meeting was adjourned at 8:12 p.m.

APPROVE:  \_\_\_\_\_

ATTEST:  \_\_\_\_\_