

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

March 19, 2024

PRESENT: P&Z Member Chairman: Shane Wootan

P&Z Members: Devan Dye, Aaron Severinsen, Paul Voelker

Deputy City Clerk: Lisa Ybarra

ABSENT: P&Z Member: Kurt Edwards, Arlyn Hendrix

Called to order at approximately 7:35 p.m.

Shane opened the meeting.

Shane opened the public hearing for the Annex/Rezone for the Boye/Frongner/Murphy property. There were no public testimony in favor, neutral, or against. Shane closed the public hearing. Shane mentioned to the P&Z Board Members that the agreements had already been set. Aaron agreed and motioned to recommend to the Council to move forward to Annex/Rezone Boye/Frongner/Murphy property as it was agreed to in the beginning of the project. Devan seconded. Approved unanimously. Motion Carriers.

Adam French, President of the North End Recreation District would like to request that there be a specification on the green space that would require subdivisions to have. He gave an example of requiring 150 sq ft per door designated as a park. The recreation district would build the park with funds it already has or by receiving grants. The recreation district would like to have a place designated for kids to play and also not be similar to other towns where there are housing and no green space. Shane asked if the 150 sq ft was regular. Adam said it is what they have seen but the specification could be based by population. It was just thought that by having an example of 150 sq ft per door would be easier. Jordon asked what would be a minimum of homes per subdivision before the green space would be required. Adam mentioned that maybe 10 homes. Derrick Dye asked why the retention pond couldn't be used as part of the green space. He also mentioned that if the retention is done correctly, there would be almost no water. He mentioned that it would be harder for a developer to give up more green space apart from the retention pond that is already a requirement. Paul also asked if the retention pond could be used as part of the green space. Shane said it would be up to the recreation department. Adam mentioned that he would not be opposed to using the retention ponds as part of the green space. Jordon also mentioned that the maintenance could be a challenge. Adam mentioned that with the example of the 150 sq ft per door with the retention pond, it would need to be made sure that they would be able to do a park. That if the retention pond is two acres, maybe one acre could be for the retention pond and one acre could be for a park. The recreation district could work with the developer to make it so that it could be a park as well. Jordon

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asked if there would be any ADA requirements. Adam said that if they were to take grants than they would have to follow any ADA requirements. Paul mentioned if the retention pond could be used as a dual purpose. Adam said they could work together with the developers. Derrick commented that he did like the idea of dual-purpose use with the retention pond. Shane closed the public hearing. There were no public testimony in favor, neutral, or against. Shane thought that it would be best to get more information about the requirements or formula used for the retention ponds. P&Z Members agreed that more information was needed before they could establish a standard size for the green space. The hearing will be continued at the following P&Z meeting on April 16, 2024. Aaron motioned to table amending the Ordinance 10-16-7 (G) (2) – Specific Green Space Requirements for the members to be able to research more information on the retention ponds and any other information that will help with coming up with a standard requirement. Paul seconded. Approved unanimously. Motion Carries.

Parks Subdivision No 2 – Amend the final Plat – Reduction of lots. – Derrick Dye 274 Parkview Loop. Devan Dye did recuse himself from this matter. Derrick is requesting to reduce the lots due to EIRSD and the available sewer connections along with that EIRSD requests prepaid sewer connections. Jordon said he liked the idea of reducing the lots, it makes it more manageable. Shane mentioned that granting the request would allow them, Park Subdivision No 2, to keep moving forward. Paul motioned to recommend to the Council for the reduction of the Parks Subdivision No 2 lots. Aaron Seconded. Approved unanimously. Motion Carries.

Paul moved, and Devan seconded to approve of the minutes of the Planning and Zoning meeting held on February 20, 2024, as written. Approved unanimously. Motion carries.

The meeting was adjourned at 8:26 p.m.

APPROVE:  ATTEST: 