

CITY OF SHELLEY  
PLANNING & ZONING  
MINUTES

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August 20, 2025

PRESENT: Chairman: Shane Wootan (late)

P&Z Members: Devan Dye, Josh Carrel, Paul Voelker, Cam Hulse, Lauren Cardon P&Z

Secretary: Tori Pacheco

ABSENT: P&Z Member: Aaron Severinsen

Called to order at 6:35 p.m.

Paul opened the meeting.

**Approval of prior P&Z Minutes – May 21, 2025**

Josh motioned, and Lauren seconded to approve the minutes for the May 21, 2025, meeting as written. All in favor. Approved unanimously.

**Approval of prior P&Z Minutes – July 16, 2025**

Josh motioned, and Lauren seconded to approve the minutes for the July 16, 2025, meeting as written. All in favor. Approved unanimously.

**Heidi Carson and James Boraski – 370 N State St, Shelley, ID 83274 – discuss possible land use change from RV park to independent living community.**

James addressed the committee and thanked them for everything that has already been done on the property at 370 N State St. James and Heidi love the property and see a lot of potential. They are considering selling the property, but if it doesn't sell, they are planning to add five separate homes and convert it into an independent living facility. This would involve a larger investment on their part, but it could be a better opportunity for them. Cam asked if they would be adding tiny homes to the property. James said the homes would be 530-square-foot mobile homes. The homes would be single-wide trailers on a permanent foundation. Devan asked if the residents would rent from them. James confirmed that they would rent the units out. Devan also asked if the dance studio on the property would be remodeled into independent living units. James responded that the dance studio would be turned into a clubhouse. Paul inquired if meals would be provided. It was clarified that since it would be independent living, residents would provide their own meals, with a nurse available if needed. The traffic impact would be reduced because cars, rather than RVs, would be entering and exiting the property. The main reason Heidi and James attended the meeting was to thank the committee for their time. Shane arrived at the meeting. James summarized the discussion and said they are exploring options. Josh asked if there was a special use permit for the property when James and Heidi purchased it. Shane explained that the permit was grandfathered in to avoid rezoning the property. Josh mentioned that with a non-conforming use, the property could be modified. James and Heidi confirmed they do not want to change the zoning and prefer to keep it heavy commercial. They are considering possible options for the current layout of the property. James and Heidi concluded by once again thanking the committee.

**Discuss possible changes to Title 10-7 District Regulations**

Shane reminded the committee about land use issues that are not currently addressed in our city code. In-home food prep, Airbnb, and laundry mat are a few that are not currently addressed. Shane asked if any other land uses had come up. Tori clarified that those are the ones she has received questions on in the office. Shane recommended reviewing other cities' codes for guidance. Shane also mentioned Airbnb within the city limits and proposed requiring hosts to register their rentals with the city. The topic of commercial kitchens was discussed, and Josh suggested that the County oversee health and safety aspects of food handling licenses. Josh asked if this would require the owner to change the land use on the property. It would not. Paul inquired about liability concerns. Shane clarified that their main concern is enforcement. Josh mentioned the home occupancy code, which sets limits, and asked if a business might move outside those limits. Home occupancy limits to one household member doing the work. Josh stated that he doesn't see why this would be a land use concern. Shane expressed that the land use code needs to be vague yet specific to allow for better enforcement. Airbnb was brought up again, and Lauren inquired about potential impacts on existing Airbnb rentals. Shane responded that hosts could be required to obtain a business license, allowing the city to track local

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businesses and address complaints effectively. Josh noted that residents are bypassing current regulations to rent out rooms, which is prohibited in most cities. Shane stated that the city doesn't have many lodging options available currently. If there were lodging available in the future, then the committee may need to readdress the issue. Shane encouraged the need for the committee to decide if this issue warrants action. Shane expressed appreciation for the committee's perspective and the perspective of the community. He encouraged the committee to review land use policies and determine if this matter should be addressed. Shane also suggested looking at the perspective of those who enforce these codes. Shane tabled this agenda item until the next P&Z meeting.

**Discuss and change the date for the public hearing to change the verbiage in Title 10 from Mobile Home to Manufactured Home / Modular Home**

The public hearing called for on August 20, 2025, was published for the incorrect date. Shane revisited the public hearing to ensure the proper procedures were followed.

Shane motioned and Josh seconded to call for a public hearing to consider changing the verbiage of Title 10-2-7, Mobile Home: A manufactured relocatable single-family dwelling unit made prior to June 15, 1976, which does not meet the Federal Manufacture Construction and Safety Standards. ~~See Manufactured Home.~~ Currently referred to as a Manufactured Home per HUD Standards. Also consider a verbiage change to Title 10-2-7, Mobile Home Park: A parcel of ground retained under one ownership for the purpose of lease or rental of spaces for the placement of existing mobile homes or placement of manufactured homes as defined in this ordinance.

The meeting was adjourned at 7:03 p.m.

APPROVE:  ATTEST: 