

CITY OF SHELLEY  
PLANNING & ZONING  
MINUTES

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January 15, 2025

PRESENT: Chairman: Shane Wootan

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

Deputy City Clerk: Tori Pacheco

ABSENT: P&Z Member: Leif Watson

Called to order at approximately 6:36 p.m.

Shane opened the meeting.

Heidi Carson and James Boraski from 492 G St, Idaho Falls, ID, 83402 - 370 N State St - discuss possible changes to Title 10-13 regarding Mobile Home and Travel Trailer Parks.

Before James and Heidi spoke, Shane mentioned that he had talked with Jordon about the ordinance, which is currently more suited to public RV parks. Jordon suggested the idea of adding a separate zoning category for private RV parks, and Shane wanted to keep that in mind during the discussion. James then handed out plans for a seven-site RV park at 370 N State St. He assured the committee that there would be ample space for emergency vehicles and that they would be accepting weekly and monthly reservations. When Shane inquired about their experience with previous parks, James shared that they had managed a park in Washington with 55 sites that eventually expanded to over 100 sites. They later moved to Bonner's Ferry and remodeled a 10-site park, demonstrating significant experience in the field. Shane asked whether they had ever worked with Planning and Zoning, and James confirmed they had, primarily in relation to public RV parks. However, he noted that this new park would be more of a private park due to its smaller size. Aaron remarked that this is a great starting point. The committee then discussed the details of the plan presented. Paul inquired whether the plan met all code requirements. James responded that they would work with the committee to ensure compliance, as the concept of a private RV park does not fit within the current code. Paul also brought up the importance of green space, to which James and Heidi assured the committee that they were planning for 22 feet of space between RVs. They intend for this park to be primarily for adults. Heidi mentioned that in her conversation with Jordon, he expressed the need to update the code, noting that the present code is more geared toward public parks. James concluded by stating that they would have a sign out front that stated that reservations were required.

Amend Title 10-2 Definitions and Title 10-13 Mobile Home and Travel Trailer Parks. Call for a public hearing. Paul inquired whether Jordan needed to be present to discuss the changes. Shane confirmed that no changes would be made today; we will only call for the public hearing. Shane noted that three separate public hearings would be necessary for the amendments. He also pointed out that many definitions need to be updated to reflect new technology and advancements in RVs. Our current code addresses long-term parks rather than private parks. Shane encouraged the committee to think about and research ideas for the updated code before next month's meeting. He also stated that Jordon would be researching private RV park codes in other cities. The committee then discussed how this new

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code would impact the planned RV park at 370 N State St. Given the different business models and land use, the new code will be essential.


Kurt motioned, and Devan seconded to hold a public hearing to discuss a new zone for a private RV park. Approved unanimously, motion carries.

Kurt motioned, and Aaron seconded to hold a public hearing to amend and discuss changes to Title 10-2 Definitions. Approved unanimously, motion carries.

Kurt motioned, and Paul seconded to hold a public hearing to amend Title 10-13 Mobile Home and Travel Trailer Parks. Approved unanimously, motion carries.

Shane motioned, and Paul seconded to approve the minutes of the Planning and Zoning meeting held on December 17, 2024, as written. Approved unanimously. Motion carries.

The meeting was adjourned at 7:00 p.m.

APPROVE:  ATTEST: 