

CITY OF SHELLEY
SPECIAL MEETING
MINUTES

DECEMBER 14, 2020

PRESENT: Mayor Stacy Pascoe

Council Members: Earl Beattie, Kim

Westergard, Adam French, and Leif Watson

City Clerk/Treasurer: Sandy Gaydusek

City Attorney: BJ Driscoll

This meeting was held virtually through Zoom Software.

Mayor Pascoe opened the meeting at 11:00 a.m.

The public hearing began at 11:17 a.m. to allow for late comers to participate in the hearing.

BJ recommended to open the hearing for public testimony at 11:18 a.m. to discuss the issuance of a moratorium on all Commercial, Manufacturing, and Multi-Family Dwelling Construction within the city limits. There were no written comments received regarding this matter, and there was nobody in attendance to speak in favor, opposed, or neutrally regarding the issuance of a moratorium on the designated uses. The public hearing closed at 11:20 a.m.

Mayor Pascoe said that on Anderson Road off of Opal Court there are 154 apartments either built or being built. He said there are another 34 apartments on the South side of Anderson Road. There are also storage units, Commercial businesses, etc. Mayor Pascoe said there are twin homes on Parkview with each having approximately two cars per household. This all creates about 300 vehicles all moving in the morning hours. He said he feels we need to look at what is happening in the city and make some changes. Leif said he looked at the Comprehensive Plan and the guidelines for transportation. He discussed some of the details from the Comp Plan including housing. Kim said she looked at the Comprehensive Plan and the Zoning Map. She said she feels there is some spot zoning going on that could be fixed. Adam said it seems that there is more mischief going on in the city and wonders if we are staffed as we should be in the Police Department. Kim said she is also concerned about the city's infrastructure. She said there is a lot of housing coming in and is concerned if the schools are prepared. She said maybe the city could discuss this with the school. Leif said the schools weren't really prepared the last time we had a housing increase; we need to help educate them. Earl said 90% of what we have talked about is already here. He said he doesn't feel holding our building and construction up is the right answer. Mayor Pascoe said certain housing can proceed with construction, this only affects Multi-Family Dwellings. Earl said he doesn't know if this is imminent peril. Adam said he agrees but doesn't want to compound the situation more. Adam feels we do meet the requirements to declare a moratorium. BJ said we have control over the scope of this moratorium. He said we can include Multi-Residential, Commercial and Manufacturing. He said we can also control the timeline; a moratorium cannot go longer than 182 days. The Governing Board

discussed the difference between twin homes and rental homes. Sandy said individual ownership means the residents have a stake in the community while rentals really do not.

Adam moved, Leif seconded that there is imminent peril in the city and to declare a moratorium in the City of Shelley for Multi-Family Dwellings, and Commercial building permits for 180 days. A roll call vote was taken: Leif – aye, Adam – aye, Earl – aye, Kim – nay. Motion passes three in favor, one opposed.

Mayor Pascoe said now we need to begin on working on identifying procedures to review and update our plan and ordinances.

Adjourned: 12:08 p.m.

APPROVE:  ATTEST: 