

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

March 16, 2021

PRESENT: P&Z Chairman: Jeff Kelley, acting chair
P & Z Members: Larry Batman, Arlyn Hendrix
Absent: Brad Miller, Clayton Ward, Shane Wootan
Dep. City Clerk: Jasmine Marroquin

The meeting was called to order.

Public hearing to consider title ten district regulations to include Residential Estates (RE) by designating a “P” for permitted, “S” for special use, “N” for not permitted. Attached will find the recommendations.

Floor opens to those who are in favor: None

Floor opens to those who are neutral: None

Floor opens to those who are against: None

Public hearing closed for deliberations.

Jeff motions to recommend the title ten district regulations to include Residential estates (RE) as listed. Arlyn second. Roll call vote was taken Larry-yes, Arlyn-yes and Jeff, yes with three absent.

Public hearing to consider amending central business setbacks.

It does not make sense for central business not have zero setbacks all the way around it can create a safety issue. The board discussed recommending a 30’ front setback, 10’ rear setback but no less than 20’ if rear lot abuts residential uses. 10/20’ interior side and 15’ street side.

Floor opens to those who are in favor: None

Floor opens to those who are neutral: None

Floor opens to those who are against: None

Arlyn motion to recommend 30’ front setback, 10’ rear setback but no less than 20’ if rear lot abuts residential uses. 10/20’ interior side and 15’ street side. Larry second. Roll call vote was taken Larry-yes, Arlyn-yes and Jeff, yes with three absent.

Larry motioned to call for the public hearing to consider amending title ten district regulations for R1A. Arlyn second. Roll call vote was taken Larry-yes, Arlyn-yes and Jeff, yes with three absent.

Arlyn motioned to call for the public hearing to consider rezoning several parcels of property between Holley St and State St behind existing businesses currently zoned a multi-family dwelling to single

family dwelling and a portion to heavy commercial. Larry second. Roll call vote was taken Larry-yes, Arlyn-yes and Jeff, yes with three absent.

Larry motioned to call for the public hearing to consider the rezoning of property running from State Street North on S Byron to Locust St currently zoned a residential office and two-family dwelling to single family dwelling. Arlyn seconded. Roll call vote was taken Larry-yes, Arlyn-yes and Jeff, yes with three absent.

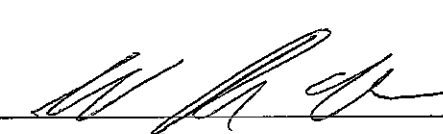
Arlyn motioned to call for the public hearing considering annexing and rezoning a parcel of property owned by Brent Christensen for storm water retention in a subdivision west of sunset vista subdivision. Consider zoning a R1A. Arlyn second. Roll call vote was taken Larry-yes, Arlyn-yes and Jeff, yes with three absent.

Arlyn motioned to call for the public hearing to consider rezoning a section of Sunset Vista Subdivision from R1 single family and R2 two family dwelling to R1A twin homes. Larry second. Roll call vote was taken Larry-yes, Arlyn-yes and Jeff, yes with three absent.

Approval of the minutes for February 16, 2021

Larry motioned approval of the minutes as written. Arlyn second unanimous yes.
A roll call vote was taken Larry-yes, Arlyn-yes and Jeff, yes with three absent.

The meeting was adjourned.

APPROVE:  ATTEST: 