

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

August 15, 2023

PRESENT: Chairman Shane Wooton

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

Deputy City Clerk: Lisa Ybarra

ABSENT P&Z Members: Aaron Severinsen, Arlyn Hendrix

Called to order at approximately 7:30 p.m.

Chairman Shane opened the meeting. Shane mentioned that the first order of business is the Public Hearing for 479 S Park. Shane explained how the meeting would take place. The floor will be opened to the residents first, they would need to state their name and address and present what they would like to do. Following that, those in support, then those who are neutral, and then those opposed to would be able to speak. Then if there are any questions or clarifications that need to be made then the Simpsons would have a second chance to speak. Once we close the hearing then conversation would be with the board. Chelsea Simpson who resides at 479 S Park, would like to put a tiny home in the backyard for her parents to stay in. The parents live in the home currently. Chelsea mentioned they are not looking to rent the tiny home; her parents would stay in the tiny home. The tiny home would be a nice tiny home.

No Public Comment.

Favor: None

Neutral: None

Shane read some concerns that were brought up by the city inspector.

- Current ordinance requires a single-family dwelling to be a minimum of 1,000 sq ft.
- Single-family dwellings are required to have a two-car attached garage.
- The alleyways are not supposed to be used as main entrances to the property
- Private driveways are required to be 30 ft wide with finished material from the road to the attached garage.
- The additional dwelling will require its own sewer and water connection to the city main lines.

Against: None

Shane went on to state that we did receive some letter of opposition and those are available, it is public records. Shane asked if anyone was opposed to the Variance and Special Use Permit. Shane closed the public hearing and opened it up for discussion with the board members. Paul asked if there would be sewer connection and power. Shane said there would need to be a separate water and sewer connection and power according to the ordinance. Devan did ask where the fees would come from. Chelsea did mention that they were aware of it. Shane mentioned that the home is in a single-residence home. They are basically looking at making it into a multi-family property. Devan asked if there is no foundation, would it still be considered a permanent home. Shane mentioned it would still be considered a residence. Kurt mentioned that there could be possible access issues. If it would catch fire or trying to get emergency vehicles back there could be an issue. Shane mentioned that a variance basically is reserved for properties that are not worth anything and that's the only thing that can be done that a variance should be considered. When the property was purchased, it was a single-family residential home and that is the primary use and he doesn't feel like the variance is the way to go about that. Paul asked if there was a time frame of how long it will stay, one year, 6 months. Shane mentioned there was no time for the information. Devan said that the problem is that if the connections are run there, it will always be going to be there. Shane did mention that it would be interesting and that he believes the Fire Marshall would have an issue with it because of the accessibility through the alley and water. Kurt asked if we decline the variance do we decline the special use permit, they are tied together. Paul mentioned that if we grant the variance, everyone with the same property would like one too then we would have a street with tiny homes in their backyards and mentioned where we draw the line. Paul motioned to deny the Variance and the Special Use Permit. Kurt Seconded. Motion carries. Approved unanimously.

Jose Gonzales - vacate the alley between 486 & 488 W Pine, recommend to Council to have a public hearing. Kurt motioned to recommend to the Council. Devan seconded. Motion carries. Approved unanimously.

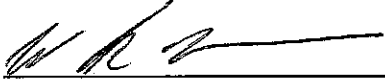
Call for a hearing – Title 10 Amendment. Devan motioned to call for a Public Hearing of Title 10-16-1 to add certification blocks on the final plat for the Irrigation District and EIRSD and 10-17-2 to remove the 24X24 garage from manufactured homes. Kurt seconded. Motion carries. Approved unanimously.

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Paul moved, and Devan seconded to approve of the minutes of the Planning and Zoning meeting held on June 20, 2023, as written. Motion carries. Approved unanimously.

Kick-Off – The update on the Comprehensive Plan will require longer meetings. We may need to consider because of how long it would take that we may want to look at making a special committee if it will help if not everyone can be at the meeting. The board will be working alongside the City Council and hopefully City Employees and maybe have public meetings to get public opinions. We would love to hear questions or concerns to help with the update on the comp plan.

The meeting was adjourned at 8:00 p.m.

APPROVE:  ATTEST: 