

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

February 18, 2026

PRESENT: Chairman: Josh Carrell

Vice Chairman: Shane Wootan

P&Z Members: Aaron Severinsen, Devan Dye, Paul Voelker, Lauren Cardon

P&Z Members (Absent): Cam Hulse

Deputy City Clerk/Treasurer: Tori Pacheco

Building Inspector: Jordon Johnson

Josh called the meeting to order at 6:30 p.m.

Call for public hearing for a request for annexation and rezone – Chris Street with Harper-Leavitt Engineering Inc., - Approx 1387 N 750 E RP0473800 and RP0473000 with zoning designation of Single Family Residential (R1) – GRC Land LLC c/o Gary Dial

Chris Street – Harper Leavitt Engineering, representing GRC Land LLC c/o Gary Dial. They would like to annex and rezone farm ground north of Hummingbird Addition. The property is the farm ground from Hummingbird to 1400 North. They are looking to sell the property, and there are developers interested. They are right up against the current city boundary and have city utilities around the property. Josh asked if there were any questions. No questions from the board.

Shane moved, and Aaron seconded, to call for a public hearing on the annexation and rezoning of Approx 1387 N 750 E, RP0473800 and RP0473000, with zoning designation of Single Family Residential (R1) – GRC Land LLC c/o Gary Dial, for April 15, 2026. Five in favor, one absent, approved unanimously.

Public Hearing for the intent to annex per the annexation plan. Approximate location: from Utah Power and Light Co. North down HWY 91 approximately one mile to Canyon Road (1500 N), then West approximately one mile to 800 East (New Sweden HWY), then South ending with 1425 N 800 E, Shelley, ID 83274

Josh explained the process for the public hearing and asked whether a staff report was available. There is a staff report prepared by Jordon, the City building inspector.

Josh opened the public hearing.

Jordon Johnson - 155 E Pine St, Shelley, ID 83274. Jordon, on behalf of the City of Shelley, I would like to present the proposed annexation plan. The city believes it has followed all requirements and satisfied Idaho Statutes 50-222 Annexation by cities.

The city published: The notice of intent to annex certain lands, and notice of public hearings in the Bingham News Chronicle on November 14, 2025. This was put in all areas of the Bingham News Chronicle.

The city published: an amended notice of intent to annex certain lands, and notice of public hearings in the Bingham News Chronicle on January 16, 2026, along with the city's website.

On November 12, 2025, the city council reviewed and adopted the written annexation plan. Prior to city council review, the plan was reviewed by legal counsel to ensure all requirements had been met.

On November 12, 2025, the city mailed a notification to each affected land owner, county commissioners, and all applicable districts of its intent to annex the subject land.

On January 16, 2026, the city mailed an amended notification to each affected land owner, county commissioners, and all applicable districts of its intent to annex the subject land. Which included:

- The entire annexation plan
- A description of how consent could be made, along with an Express Consent to Annexation form.
- Legal descriptions of the subject lands, and a map showing the location of each of the subject lands.

The statutes requires landowners representing 60% of the parcels and at least 50% of the land area proposed for annexation, give voluntary consent, and record such consent with the County recorder's office.

- 87.5% of the proposed parcels within the annexation plan have given voluntary consent and been recorded.

- 93.4% of the proposed land area within the annexation plan has given

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

voluntary consent and been recorded.

The statute requires 2 public hearings to be held, one by the planning and zoning commission and another by the city council. I look forward to hearing comments from the public, P&Z Commission, and City Council. Although we recognize that it may not be the best option for individual property owners, we feel it's the best plan overall and meets the most and highest needs.

In favor – Nate Clark / Rockwell Homes – 3539 Briar Creek, Ammon, ID 83406. Mr. Clark expressed interest in the annexation. Rockwell owns land just north of the City. This property has not been annexed due to a few properties that cut off the previous annexation. Without those properties, the annexation would not be contiguous. Rockwell owns property on the south and north sides. The property to the south is already annexed into the City. The only way to annex into the City and continue the development is for the annexation plan to move forward. Mr. Clark thinks this plan is great and well thought out. They have had ample time to work with the City on this. Mr. Clark has worked with former Mayor Pascoe, Justin, Jordon, and Mayor Westergard. They feel that the City has done a great job of planning for growth, the right way, and getting ahead of it. He also said that they have done a great job planning with the utilities and ensuring the water pressure is available. Mr. Clark grew up in Rigby and said development there happened backward. He feels it is awesome that the City of Shelley is focused on development and how it wants to grow, identifying growth areas and avenues. Mr. Clark wants to be part of Shelley's growth and looks forward to the opportunity.

In favor - Jeff Kelley – 740 Aspen Ave, Shelley, ID 83274. As a former Council member, Mr. Kelley wanted to stand and give a history of the property. Both Former Mayor Pascoe and Mr. Kelley initiated the annexation to ensure the school and the development around it were annexed into the City. Back in 2004, when the school was first built, Mr. Kelley was on the school committee for building. They asked him to find a site for the school. He found the property and found it interesting. The school would be set in the subdivision and off the road. The Balls, the developers, made a deal with Merlin Dial and acquired the property. At the time of the deal, some residents were upset. In the end, Mr. Dial pulled his property from the annexation, making it in contiguous. Balls installed a water line and streets for the school, allowing it to be built at its current location. Mr. Kelley mentioned that down the road, Balls wanted payback for their contribution and asked for City services for the first phase of Copper Meadows. Since then, the City has been looking for a path to annex the properties. Mr. Kelley believes this is a good pathway for Shelley. It has sewer and City utilities nearby. The proposed annexation includes a new subdivision and a new church to be constructed on the corner that is to be annexed. Aaron asked Mr. Kelley how Mr. Dial was able to back out of the deal. Mr. Kelley said some disgruntled residents of Hallmark Estates convinced Mr. Dial to withdraw. Aaron confirmed that everything was built on a handshake deal. Mr. Kelley confirmed and said Balls helped build the school.

Neutrality – Chief Randy Adams, Shelley Fire Department and Ambulance District – 924 E 1400 N, Shelley, ID 83274. Chief Adams said they are not against growth; they have concerns. They are concerned that growth is being built without the proper infrastructure and support system. Chief Adams has been talking with Jordon and knows there is a sewer line in the area. Chief Adams is aware that they are working on updating the system and ways to get more water out there. Chief Adams mentioned that if annexed, the City would collect more taxes and be able to pay for policing and other services, but none of that would go to the fire department. The fire department still uses the same levy rate and only gets about a 3% increases each year. Chief Adams said the State sets levy rates so the fire district can only get 3%. The growth is averaging 12% to 15%, but the fire district only gets 3%. Chief Adams has conducted research with other fire departments and found that other cities have stepped up to subsidize the fire districts. They have also been able to work with developers. Chief Adams knows he would need to talk to the City Council about this issue. Chief Adams said it will hurt to have this much growth. Josh asked whether growth in the County has the same effect. Whether it is in the City or County, it impacts the Fire District the same. Chief Adams confirmed the impact is the same, but the County won't allow anything to be built on anything smaller than one acre. This results in fewer people and more space between homes. Chief Adams spoke with an engineer for Copper Meadows and Copper Meadows Two. They would have liked to build bigger, but were told by the County that if it were in the impact area, they would have to build to City standards. Jordon confirmed that the City standard ranges from 10,000 sq ft lots to 5 acres, depending on the zoning. Chief Adams stated that it depends on the developer and that it would be great to have larger lots. Devan asked

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

if the new development in Woodville has fire hydrants. Chief Adams confirmed it doesn't. Devan asked what that does for the Fire District? Chief Adams said it is not helping. Devan said this would require fire hydrants, which would be a plus. Chief Adams agreed.

In Opposition – Rob Harris – Holden Kidwell Hahn & Crapo Law Offices – 1000 Riverwalk Drive, Suite 200, Idaho Falls, ID 83405, on behalf of Mont and Maria Howard, FMT Enterprises, and the Nulph's in opposition. The clients delivered letters in opposition. Mr. Harris wants to discuss a few points raised in the letters. His clients oppose the Annexation only because it includes their properties. They do not oppose the annexation of all other proposed properties. Mr. Harris thinks there is a basis to do this without his clients' properties. It doesn't make sense to annex properties like his clients' that have existed for decades. The Howard property has been there for over thirty years. It has its own private water system and has no need to be connected to municipal services. It would make more sense, and despite Mr. Harris asking many times why the Dial property is not included in the annexation. Mr. Harris said he was involved in the Ball Ventures development that Mr. Kelley mentioned. The difference at the time was that Mr. Dial would have to voluntarily consent to the annexation. The proposed annexation at this time is different. This is sometimes called a force annexation. Mr. Harris said this could have easily included the undeveloped land, which would then connect to the Rockwell property, which would then connect to the Copper Meadows property, which would then connect to the Church property. They have no issue with this alternate route. Mr. Harris stated that they are unsure why former Mayor Pascoe drafted a plan that resulted in the taking of his client's property, especially since it is already developed. Mr. Harris thinks it would be beneficial for the committee to review Idaho Code section 50-222, an annexation statute. Mr. Harris read this statute.

“Annexation by cities. (1) Legislative intent. It is the intent of the legislature to honor the right of private landowners to have a voice in their own governance, to minimize conflict between citizens and municipalities, to provide a mechanism for the orderly development of Idaho cities, including the efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable the orderly development of private lands that benefit from cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in managing development on the urban fringe.”

Mr. Harris said this addresses the benefits of living in a city, including access to municipal services. His clients have no need for municipal services; they have their own. This will raise their taxes, and they will subsidize the system from which they will receive no benefit. Mr. Harris reiterated that his client's property is already developed, and the Merlin Dial property is not. Recent water statutes will require the property to use City water, whether it is in the County or City. Mr. Harris stated that no one has been able to explain why the Dial property was not included in the annexation plan. Mr. Harris argues that the plan should be amended to include the Dial property and exclude his client's property for two reasons. First, it would fully connect the property slated for development, and second, it would avoid creating an island in the middle of the city property. By excluding Mr. Harris's clients' property, it no longer creates a donut hole. Mr. Harris stated that they have concerns with the public notice that was published. Mr. Harris admits that the statute is unclear. He noted that for the Copper Meadows Subdivision, the lot and block numbers are not listed in the legal description. Mr. Harris feels this is deceptive, as it does not list the lot and block numbers. Traditionally, public notices include lot and block numbers, which this one does not. The public notice on the third page summarizes tax changes that lump the subdivision into one. Mr. Harris does not believe this meets the requirements of Idaho Code Section 50-222. Mr. Harris tried to access this on the newspaper website. The website only brings up the first page. It also lists a prior notice, which is not linked on the website. Mr. Harris would like to know who drafted the annexation plan and ask several questions about why the plan was drafted as it was. Without the ability to ask those questions, they oppose the annexation because it includes the Howard and Nulph properties. If the plan were amended to exclude those properties and include the Dial property, they would likely speak in favor. They have no problem with property owners using their property as they see fit. They would like that right reciprocated. Devan asked what Mr. Harris would suggest regarding businesses coming to town, as that is the main area for businesses. How does the City get to this area without the proposed properties included? If they were excluded, they would also create an island. Mr. Harris said it would not be an island because they border the highway. Mr. Harris referenced his map in the public notice to show the alternate route. Devan inquired if Mr. Harris was aware of why the original annexation was not done this way. Mr. Harris confirmed he does not. Devan feels bad for Nulph but not for Howard, because there was an agreement prior to excluding these properties and not affecting anyone who didn't want to be part of the annexation. Mr. Harris referenced this as the shoestring.

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

He said this was not done per legal counsel. Mr. Harris said that the shoestring philosophy is disfavored per Idaho statute. Devan asked if it is disfavored or illegal? Mr. Harris said both and suggested reviewing the statute. Mr. Harris referenced a prior agreement that would have provided Mr. Howard with a free water connection, but Mr. Howard decided against it. Devan reiterated that the reason for the “shoestring” was to exclude the Dial property and avoid upsetting anyone, as originally intended. Mr. Harris asked again why the Dial property was not included in the original plan. Devan again said it was to make everyone happy. Devan knows that growth is inevitable and asked everyone to look at Idaho Falls as an example. Mr. Harris reiterated that the Nulph’s and Howards’ properties are existing businesses and suggested proceeding with the Dial property, which is a natural progression that captures all properties seeking annexation. Devan suggested that State St is a natural progression that will allow for businesses to be annexed into the City. Josh explained that if the Dial property is annexed, it would likely be 100% residential, but if annexed through Hwy 91, it would be a mix of residential and commercial properties. The committee receives public pushback when there is more residential development and less commercial development. For long-term planning, the more commercial approach is advantageous to the City. Mr. Harris suggested that the alternate route could be contiguous and still result in commercial property for the City. Josh then suggested that, in the future, if the City annexed the other side of Highway 91, there would still be an island if the City chose to go the alternate route. Ideally, in the future, all properties would be in the City, but this must happen in an orderly fashion, as the statute requires. Mr. Harris suggested that, per Josh’s explanation, the Dial property should be included along with Hallmark Estates. Josh agreed. Mr. Harris suggested that the property owners be annexed voluntarily and that property rights be respected.

In Opposition – Mont Howard – 1424 N Hwy 91, Shelley, ID 83274 – Mr. Howard's business has been at this location for 32 years. Mr. Howard doesn’t understand why the City is trying to annex two existing businesses when there is plenty of property. Originally, when Former Mayor Pascoe spoke with Mr. Howard, he was told it would raise his taxes by \$200. Mr. Howard said this is why he agreed to the annexation, originally trying to help out. Mr. Howard researched and found that his taxes would be over \$ 2,000 per year, which is a significant difference. Mr. Howard suggested that if the annexation were to go through the Dial property route, it would have a much smaller tax impact. Mr. Howard also said MDS Homes is owned by a member of the City Council. Shane confirmed that a former City Council member owns the business. Mr. Howard does not understand why his property is not included. Mr. Howard is trying to find logic and has yet to see it. Devan suggested that the original plan was to help everyone. Mr. Howard suggested including Hallmark Estates. Devan commented that it would require their signatures. Mr. Howard said that the Hallmark Estate residents are also opposed to the annexation, and it is not in their best interest. Devan said that everyone’s best interest is to expand the City toward Idaho Falls. If the City does not act, it will eventually have more residential development down Highway 91. Mr. Howard said to go through the Dial property. Mr. Howard heard that the original rear 65 feet set to be annexed to his property was called a flagpole annexation and is illegal. He determined that he didn’t want to be part of that. Devan asked who told Mr. Howard it was illegal. Mr. Howard said that was his understanding from the Idaho Code, and he doesn’t remember, but it was not Former Mayor Pascoe. Mr. Howard questioned how the school was built with city services and not annexed into the City and understands that DEQ has an issue with this.

In Opposition – Jason Nulph – 1418 N Hwy 91, Shelley, ID 83274 – Mr. Nulph is representing FMT Nulph brothers. They are opposed and agree with other public comments already made. Mr. Nulph said it makes sense to go through the Dial property, and he is unsure why no one wants to upset Mr. Dial. GPOD was removed from the City Impact Zone. This will remove development from both sides of Highway 91. He agrees with Mr. Howard that he does not understand why MDS Homes was not included in the plan. Devan asked how much their taxes would be impacted. Mr. Nulph said that, to his understanding, it would be around \$2000. Devan asked about the size of the Nulph property. Mr. Nulph said just under five acres. Devan also asked about the size of the Howard property. It is approximately the same size.

In Opposition – Todd Nulph – 848 E 1415 N Shelley, ID 83274 – Mr. Nulph is not opposed to the growth, but opposed to the route to get there. Mr. Nulph said the attorney representing them expressed their concerns well and reiterated his comments. Mr. Nulph mentioned that FMT, Howards, and Hallmark Estates are in the impact zone, which is for potential growth, as explained to him. Mr. Nulph stated that there is no potential growth in Hallmark Estates, Howard Equipment, or FMT Enterprises; they are done growing. There is no reason to include them in

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

the impact area.

In Opposition – Randy Adams – 924 E 1400 N Shelley, ID 83274 – Mr. Adams is speaking in opposition for himself and not representing the Fire department or Ambulance district. He would like to straighten out a few points. Mr. Kelley provided a history lesson. Mr. Adams would also like to give some history. The City has been trying to annex this property for some time. They had problems with Hallmark Estates in the past. They do not want to be annexed. Aaron asked whether Mr. Adams was referring to the Dial property. Mr. Adams confirmed. It made sense to go through the Dial property. Former Mayor Pascoe spoke with Mr. Adams about this many times, according to Mr. Adams. To make this annexation happen, the City has explored every route. According to Mr. Adams, Former Mayor Pascoe told him they found a way to make the annexation happen and make everyone happy. They excluded many properties that did not want to be included. Mr. Adams referenced a map, and it did not make sense that Rockwell owned such a large portion of property behind the Nulph's and Howards' property. Mr. Adams said that Mr. Howard approached the Former Mayor to ask questions and was told the deal is done. Mr. Adams said that another person, who had previously run for Mayor, told Mr. Howard that he had the right to withdraw from the deal until his questions were answered. Mr. Howard confirmed this was true. Mr. Adams said that when Mr. Howard pulled out, the former Mayor, Pascoe, approached Mr. Adams with some anger. Mr. Adams said the former Mayor said a tractor supply store would be brought in and that it would put Howard Equipment out of business. Mr. Adams knows that Former Mayor Pascoe is deceased, but he wanted to ensure the committee was aware. Mr. Adams also said that the Residents of Hallmark Estates were promised they would not be annexed into the City. If Hallmark Estates becomes an island, he spoke with Tiffany from Bingham County, and she said there would be no choice but to annex them. Mr. Adams does not think that the Former Mayor Pascoe was being untruthful in his intentions. Mr. Adams thinks it makes more sense to go through the Dial property. They would still get the growth the City is looking for. Mr. Adams also said that as long as he is living, his property on the other side of Highway 91 will not be annexed into the City. Mr. Adams is not against growth. Mr. Adams said he has been deeply involved in the annexation. Mr. Adams referenced agenda item #2, the annexation request. If this agenda item is annexed, it will also cause an island, and reiterated, it would be better to go through the Dial property. Mr. Adams acknowledged that Mr. Kelley and others have been working on this for years. Mr. Adams strongly suggested that the P&Z committee think about why Hallmark Estates was not included in the annexation. The Idaho statutes require a percentage to consent to annexation. Devan thanked Mr. Adams for the clarification and history. Mr. Adams lost sleep over causing the holdup, but wanted answers to his questions. Mr. Adams said that speaking to Bj, the City Attorney, with the land considered a shoestring, the City did not have enough to make the annexation go through.

Josh acknowledged that there were two letters of written comment opposing the annexation of the Nulph and Howard property. Tori confirmed they are included in the packets provided. Josh asked whether there were any other public comments.

Josh closed the public hearing.

Shane said Aaron has a question for Rockwell. Shane asked if he could ask the question through the chairperson. Josh said that after the meeting closes, there will be no further questions from the public.

Josh reopened the public hearing for questions.

Aaron asked Rockwell what the plan is. He asked if it would be residential or a mix of residential and commercial. Mr. Clark said there will be commercial along the frontage of Highway 91 and residential behind it. Mr. Clark clarified that the development would start South of Riverview Elementary. They will develop there for four years and then move toward Highway 91, which would be approximately 12 to 15 years out. It would be about 25 houses per year. Devan asked where the Rockwell property is. Mr. Clark said Rockwell owns the property by the school and Highway 91 and referred to the “shoestring” behind the Nulph and Howard properties. Mr. Clark said the “shoestring” property was a road in the past. Mr. Kelley said he has an answer to why the Dial property was not included in the original annexation plan. Mr. Kelley said that the Dials have a first right of refusal for Mr. Seth Cannon on the property. This property will not be developed for a significant amount of time. This is why it was left out. Devan asked if this was both sides of the road. Mr. Kelley confirmed it was. This was also why it was removed from the impact area. Mr. Harris asked how a first right of refusal would affect the annexation. A first right of refusal only applies if the property is sold. Mr. Kelley said they want to keep the property as farmland. Mr. Harris said it can still be City property as farm ground. Mr. Kelley said the reason was that they didn't want to get involved with the Dial property, and they knew it

CITY OF SHELLEY
PLANNING & ZONING
MINUTES

wouldn't be developed. Mr. Harris said it is important to know the difference between forced and voluntary annexation. This would be considered a forced annexation, and it would be a better alternative to go through the Dial property. Mr. Kelley understands that he just wanted to explain why. Devan asked if anyone had been to Mr. Dial to ask about going through his property this time. Jordon said they were unable to connect with Merlin Dial but were able to talk to Gary Dial about a year ago. Gary Dial had no interest and asked Merlin Dial, who also had none. Jordon also said the reason for going up Highway 91 is that it is the corridor. On the City's behalf, it would make the most sense to annex the area under commercial use rather than the Dial property. Mr. Nulph said he had spoken with Mr. Merlin Dial and was told that the former Mayor Pascoe had spoken with him and offered some water hookups, and that the City could go through the canal because it is not farmed. Mr. Dial plans to give the ground to the kids and wants them to have a say. Mr. Nulph's opinion is that it's better to upset one person than to upset multiple people. Lauren clarified that Merlin Dial is Gary Dial's father. Devan spoke with Mr. Gary Dial, and when the property is sold, it will go to his son's widow. Devan asked how soon Rockwell needs the annexation completed. Mr. Clark said they would need to be done within two to three years, but would prefer sooner. Josh asked if there were any other questions. There were none. Josh thanked everyone for their comments.

Josh closed the public hearing and opened the discussion among the committee.

Aaron understands more and feels it is not well thought out, and that deals were made. Aaron sees no reason to force someone into an annexation who does not want to be annexed, when it could be forced onto an agriculturally zoned property that can still be farmed and would have less impact. Taxes on an agricultural property would be less than on a commercial property. Josh asked whether Copper Meadows, which receives City services, can vote and is represented by the City council. It was confirmed that they are not. Josh understands from the Idaho Statute that if there are more than 30 properties, they cannot be forced into the City and would become an enclave. They cannot be forced unless the annexation consent percentages are higher. Aaron is uncertain how a property along the state highway could be considered an island. Paul mentioned that as long as the other side remains open, it won't be. Shane referred to his property on State St., noting that, despite the highway and railroad between, his address remains State St. Growing up in a town experiencing little growth, he mentioned that successful cities often have commercial properties serving as gateways. He is frustrated that New Sweden Highway is primarily residential. Although the highway and freeway are gateways, the community prefers more commercial development, yet developers continue building residential projects. Shane supports increasing business presence and believes residential development near the highway should be zoned R1 with larger lots, since commercial properties generate more tax revenue. He has annexed his property, which was intended for an industrial park before the project fell through. Shane believes property owners should not be able to block positive growth. With growth inevitable, he feels the City must plan ahead to sustain infrastructure, fire services, and other essentials. Shane suggests that the City should consider the Dial property as a better option and believes that Nulph's and Howard's deserve this to be researched, as both are part of the Shelley community. He emphasizes that growth cannot be sustainable without expanding commercial development. Aaron said the City has been trying to annex the Dial property area since the late 1970s. He is unsure whether a condition could be placed on the property after the sale. Shane asked if there were any other comments. He would like to table the matter until the City, which initiated the plan, explores all options and returns with a report. Shane is not against the plan, but the biggest mistakes in his time on planning and zoning have occurred when there is a rush to make a decision. He recommends annexing the Rockwell property but wants to ensure it is the right decision. Everything done in the past was done with good intentions. He would like to see impact fees in place in the future. He feels the city cannot afford to grow without funding public safety. There are many problems that need to be solved. He feels that a lot of residential development is coming to Shelley because there is more bang for their buck here.

Shane moved, and Lauren seconded, but Josh wanted to discuss further. The motion must be completed, as it has already been seconded.

Shane moved, and Lauren seconded to table agenda item four, with a recommendation that the City explore all options. A roll call was taken: Devan – Aye, Lauren – Aye, Aaron – No, Shane – No, Josh – No, Paul – No. Two in favor, four against, one absent. Motion fails.

Josh explained that the committee could consider a few options. The committee could direct the applicant to provide more information, which would be tabulated. In the report, the committee could require the applicant to provide specific information to support the committee's decision. Josh's concern with tabling is that there is no requirement for the committee to hold another

**CITY OF SHELLEY
PLANNING & ZONING
MINUTES**

public hearing, and it risks appearing to move forward with the recommendation when the opposition is not present. The second option is to not approve the recommendation and give the City Council reasons for the decision. Josh wants to include some direction in the motion to support their decision. The most productive option is to develop a solution and include it in the facts and findings. Devan added that if it is approved and a second route is found, it would still have to come back to P&Z. Shane feels that the time is available and there is no rush. Josh suggests that they table it and direct the City to come back and show that they have exhausted all other options. Lauren asked how they could confirm that all options were explored. Josh said it would be in the staff report that the City presents.

Shane moved, and Paul seconded to table the recommendation and direct the applicant to provide documentation and comment on an alternate plan. A roll call was taken: Devan – Aye, Lauren – Aye, Aaron – Aye, Shane – Aye, Josh – Aye, Paul – Aye. Six in favor, one absent.

Public Hearing-Title 10-7 District Regulations – Land Uses

A. Add Laundry Mat

B. Add Dry Cleaning

Josh opened the public hearing. He then asked for public comment. There was no public comment or written comment. Josh then closed the public hearing and opened it for discussion among the committee. Shane asked whether Jordon had reviewed the item and whether he had any issues with the proposed additions. He did not.

Shane moved, and Devan seconded to recommend adding Laundry Mat and Dry Cleaning to Title 10-7 District Regulations – Land Use as listed in the chart:

Land Uses	Districts											
	A	R/A	RE	R1	R2	RM	RO	CB	HC	M	R1/A	R2/A
Commercial												
Laundry Mat	S	S	N	S	S	S	S	S	S	N	S	S
Dry Cleaning	S	S	N	S	S	S	S	S	S	N	S	S

Six in favor, one absent. Motion carries.

Approval of prior P&Z Minutes – January 21, 2026

Shane moved, and Paul seconded to approve the minutes as written. Six in favor, one absent, approved unanimously.

Adjournment – 8:02 PM

APPROVE:  ATTEST: 