

CITY OF SHELLEY
WORK MEETING
MINUTES

JANUARY 19, 2021

PRESENT: Mayor Stacy Pascoe

Council Members: Earl Beattie, Kim

Westergard, Adam French, and Leif Watson

Public Wks Dir.: Justin Johnson

City Clerk/Treasurer: Sandy Gaydusek

P&Z Chair Shane Wooton, Arlyn Hendrix, Larry Bateman, Jeff Kelley

This work meeting was held virtually with Zoom Software.

Mayor Pascoe opened the meeting at 6:00 p.m. and welcomed all.

This meeting was held between both Boards to discuss the creation of an ordinance regulating larger lot subdivisions which are ½ acre or larger.

Mayor Pascoe said the Grover Subdivision (West River) has larger lots and wider roads. Justin said this was discussed last year and the roads should have 32 feet of asphalt instead of the normal 40 feet. There should also be 2 ½ feet of ribbon on each side. He said the only difference from the current specs to this is an eight-foot change in the asphalt. Justin said there should be a 7-foot-wide parking strip which will be in the right of way and the owners must maintain it. There will still be a 62 foot right of way. There should also be a 3-inch rolled curb and the street should be building according to city standards.

In regard to storm water, when the plans are designed and engineered, they will need a catch basin and retention ponds. The city will then maintain the retention pond once grass is planted and a sprinkler system is installed.

Street lighting was discussed. The streetlights should be installed every 600 feet and in intersections. Sandy said she is concerned about future residents wanting more streetlights. Jeff said this could be addressed in the CCR's since a larger lot subdivision is looking at more of a country setting.


Fire Hydrants were discussed. A fire hydrant will be needed every 300 feet and follow the International Fire Code.

Setbacks for buildings were discussed. The front setback should be a minimum of 70 feet and a maximum of 80 feet from the right of way. The side setback should be 20 feet, the rear 25 feet and the street side 15 feet. The lot should also be 115 feet wide.

There must be an irrigation system that meets the Irrigation District standards. The city will not maintain the system, however it should be placed in an easement.

The engineer will need to review any roads accessing a development to provide a study to see what improvements if any must be done. There should be something listed maybe in a Development Ordinance.

Adjourned: 7:28 p.m.

APPROVE:  ATTEST: 