CITY OF SHELLEY PLANNING AND ZONING MEETING MINUTES

April 18, 2017

PRESENT:

Acting P&Z Chairman: Eric Scarr

P & Z Members:

Leif Watson, Clayton Ward, Larry Batman, Brent Timm,

Bryon Moore

Dep. City Clerk:

Jasmine Marroquin

The meeting was called to order at 7:35 pm.

Called hearing for the Rezone for Brent Christensen next to Sunset Vista Subdivision.

Larry motioned the calling for the hearing. Brent second unanimous yes.

Approval of the minutes for April 18, 2017

Leif motioned approval of the minutes as written. Eric second unanimous yes.

P&Z was asked to review recommendation for Title 10 R1A and R2A please see attached.

The meeting was adjourned at 7:49 p.m.

APPROVE

ATTEST:

										PILL
Contractor Shop/Yard	N	N	N	N	N	N	N	Р	Р	N
Convenience Store	s	S	s	s	s	S	s	S	Z	S
Drive-In Cafe	N	N	N	N	N	N	Р	Р	S	Ņ
Greenhouse	Р	s	N	N	N	N	s	Р	N	N
Heavy Equipment Sales	N	N	N	N	N	N	S	Р	Р	N
Heavy Equipment Service	N	N	N	N	N	N	s	Р	Р	N
Kennel	Р	S	N	N	N	N	N	Р	N	N
Livestock Auction	N	N	N	N	N	N	N	s	Р	N
Motel	N	N	N	N	N	s	s	Р	N	NN
Mortuary	N	N	N	N	N	s	Р	S	N	NN
Nursery, Children	s	s	s	s	Р	Р	s	s	N	53
Nursing Home (9 or more)	S	N	N	s	S	s	s	s	N	5 5
Office, Professional	N	N	N	N	N	Р	Р	Р	N	NN
Parking Lot	N	N	S	N	N	S	Р	Р	Z	ĮΝ
Restaurant	N	N	N	N	N	S	Р	Р	s	NN
Retail Outlet	N	N	N	N	N	s	Р	Р	N	NN
Roadside Stand	s	s	N	N	N	N	s	Р	N	NN
Shelter Home (9 or more)	s	s	s	s	s	S	s	s	Z	S 5
School, Private	Р	s	s	s	Р	P	s	s	Z	క క
School, Studio	Р	s	S	s	Р	Р	Р	Р	N	SS
Sheet Metal Shop	N	N	N	N	N	N	s	Р	Р	NN
Sign Painting Shop	N	N	N	N	N	s	Р	Р	Р	NA
Storage Units	s	N	N	N	s	s	s	Р	Р	NS
Tavern, Lounge, Bar	N	N	N	N	N	s	Р	Р	s	NI
	N	N	N	N	N	N	N	Р	Р	NA

Title 10-7-4

Trailer Sales/Service	N	N	N	N	N	N	N	P	S	N'
Travel Trailer Park	s	N	N	N	N	N	N	Р	s	N
INDUSTRIAL:										
Asphalt Plant	N	N	N	N	N	N	N	N	P	N
Bottling Plant	N	N	N	N	N	N	N	Р	Р	N
Cement Products Mfg.	N	N	N	N	N	N	N	N	Р	NN
Chemical Storage/Dist.	s	N	N	N	N	N	N	Р	Р	NA
Concrete Batch Plant	N	N	N	N	N	N	N	N	Р	NN
Excavation	S	N	N	N	N	N	N	s	Р	NN
Factory Outlet	N	N	N	N	N	N	N	Р	Р	NN
Fertilizer Stor./Dist.	s	N	N	N	N	N	N	Р	Р	NN
Grain Storage	s	N	N	N	N	N	N	Р	Р	NN
Gravel Extraction	s	N	N	N	N	N	N	s	Р	NN
Machine Shop	s	N	N	N	N	N	s	Р	Р	NN
Manufacturing Plant	s	N	N	N	N	N	s	Р	Р	NN
Meat Pack/No Slaughter	s	N	N	N	N	N	N	s	Р	NN
Meat Pack/Slaughter	N	N	N	N	N	N	N	s	Р	NN
Mineral Extraction	s	N	N	N	N	N	N	N	s	NN
Monument Works	N	N	N	N	N	N	N	Р	Р	NN
Planing/Saw Mill	N	N	N	N	N	N	N	P	Р	NN
Potato Packing Shed	s	N	N	N	N	N	s	Р	Р	N N N N N N N N
Potato Processing	s	N	N	N	N	N	N	Р	Р	NN
Public Utility Yard	s	N	N	N	N	N	N	Р	Р	NN
Rendering Plant	N	N	N	N	N	N	N	N	S	NN

Title 10-7-5

										P11A R21A
Rock Crushing	S	N	N	N	N	N	N	N	Р	
Salvage Yard	N	N	N	N	N	N	N	s	P	NN
Tannery	N	N	N	N	N	N	N	N	s	NN
Warehousing	N	N	N	N	N	N	N	s	Р	
PUBLIC;										
Cemetery	s	s	N	N	N	N	N	N	N	NA
Church	Р	Р	Р	Р	Р	Р	Р	s	N	S 5
Recreation Facility	s	S	s	s	s	S	s	N	N	5 5
Sanitary Land Fill	S	N	N	N	N	N	N	N	S	NN
School, Public	Р	Р	Р	Р	Р	Р	S	N	N	<i>S</i> S
Waste Treatment Plant	S	S	N	N	N	N	N	S	Р	NN
Utility Facility	s	s	N	N	N	N	N	Р	Р	NN

Poultry Operation	Р	S	N	N	N	N	N	S	S	RIVA R
Warehousing	Р	Р	s	s	N	N	N	s	Р	5 5
RESIDENTIAL: Touch Soull Additional Dwelling	P	P	5	₽ N	7 N	7 N	2 z	2 _N	7 z	s s N N
Ho n e Occupation	Р	Р	Р	Р	Р	Р	Р	Р	N	PP
Mobile Home	Р	s	s	N	N	N	N	s	s	NN
Mobile Home Park	s	N	N	N	s	N	N	s	N	NN
Multi-Family Dwelling	S	N	N	N	Р	Р	Р	N	N	55
Rooming House	N	N	N	N	Р	Р	S	N	N	NN
Shelter Home (8 or less)	Р	Р	Р	Р	Р	Р	s	s	N	PP
Single-Family Dwelling	Р	Р	Р	Р	Р	Р	s	s	S	PP
Two-Family Dwelling	N	N	N	Р	Р	P,	s	N	N	96
COMMERCIAL: ATTACHED ON	ZING	SN H	2 4	D &	P	R	N	7	7	s P
Amusement, Indoor	N	N	N	N	N	N	P	Р	N	NN
Amusement, Outdoor	S	S	N	N	N	N	s	Р	S	NN
Animal Clinic	s	N	N	N	N	N	s	Р	P.	NN,
Auto Sales/Service	N	N	N	N	N	N	s	Р	Р	NN
Auto Service Station	N	N	N	N	N	N	s	Р	Р	NN
Bank, Savings & Loan	N	N	N	N	N	s	Р	Р	N	NN
Broadcast Facility	s	S	N	N	N	s	Р	Р	S	NN
Broadcast Tower	s	s	S	s	s	s	s	s	S	5 S
Building Supply	N	N	N	N	N	N	Р	Р	S	NN.
Cabinet Shop	N	N	N	N	N	N	Р	Р	S	NN
Car Wash	N	N	N	N	N	N	Р	Р	Ν	NN
Clinic, Medical	N	N	N	N	N	Р	Р	Р	N	NN

Title 10-7-3

3-8

(5) use groups: Agricultural, Residential, Commercial, Industrial and Public.

To determine in which district a specific use is allowed:

- (A) Find the use in one of the groups;
- (B) Read across the chart until a "P", "S", "N" or a "*" appears in one of the columns; and
- (C) If "P" appears, the use is an allowed use upon issuance of a permit; if "S" appears, the use is allowed upon the issuance of a special use permit; if "N" appears, the use is not allowed; if "*" appears, the development is allowed provided such development is directly related to the primary use of the district and/or consistent with 15.0 (Planned Unit Developments) and 16.0 (Subdivision Regulations and Procedures) of this Ordinance.

The Administrator shall interpret the appropriate district for land uses not specifically listed on the Official Schedule of District Regulations by determining the district in which similar uses are permitted. When several combined land uses exist, or are proposed, the most intensive land use shall be considered as the primary activity.

NOTE: Permits are not required for general, non-structural agricultural uses.

10-7-3: OFFICIAL SCHEDULE OF DISTRICT REGULATIONS: LAND USES DISTRICTS GENERAL: Ν Ν Ν Ν Planned Unit Development Ν N Ν Ν Subdivision Development AGRICULTURE: Р P Р Р Ρ S Ν Ν Ν Agriculture, General Р S Ν Ν Ν Ν Ν Ν S **Dairy Operation** N N Р Ν S Feedlot S Ν Ν Ν Ν Ν DISTRICTS LAND USES R/A R1 R2 RM RO CB HC Μ

Title 10-7-2