

CITY OF SHELLEY  
WORK MEETING  
MINUTES

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DECEMBER 13, 2016

PRESENT: Mayor Stacy Pascoe

Council Members: Earl Beattie, Jeff Kelley, Kim Westergard, and Adam French

Public Wks Dir.: Justin Johnson

City Clerk/Treasurer: Sandy Gaydusek

Mayor Pascoe opened the work meeting at 7:02 p.m. to discuss the Sunset Vista Subdivision plat.

Mayor Pascoe said several of the errors on the previous plats have been corrected. He said the Two Family Dwelling (R2) zoning has been removed from the plat since the subdivision is for Single Family Dwellings (R1), and you cannot have mixed uses on a plat. He said the access from Baseline Road was inside of city limits at one time; however Cheryl Mathieson had it de-annexed so she could incorporate her three lots outside of the city limits. Mayor Pascoe said the portion that is being used for an access never was annexed back in. He said there will be a permanent easement for phase one of the development, and then it will be annexed back into the city in phase two of the development. Mayor Pascoe said the property to the west of the proposed access was in foreclosure earlier and the developer purchased that portion of property at that time.

Mayor Pascoe said the temporary access around the Cotterell property will continue through Lot 7 on the plat, and there will be a utility easement for the utility lines that will run through that area. He said the utility lines that run between Lots 13 and 14 and Lots 3 and 4 which show a twenty foot easement will be made into an alley.

Jeff discussed if green space is needed in the development. He felt a schedule should be placed in the ordinance regulating if green space is needed compared to the size of the lots in the development and what type of development it is. Jeff said this takes away any discretion.

Mayor Pascoe discussed what should be done on Ash Street. He said there are two homes not on city sewer; they have septic systems. Mayor Pascoe said as a city, how did people build on this street without ever developing the road. He said he feels the city has some responsibility for this. Toni Keele said Ash Street was a private lane that was used by three property owners until they built their home 42 years ago. She said at that time the city made Ash Street into a dedicated right-of-way. It was determined the home that Travis Christensen now owns was not in the city limits until the property for the proposed subdivision was annexed over ten years ago. Jeff said the street, curb and gutter will cost about \$72,000 to install; this does not include sidewalks. He said if you look at this as an LID each lot that benefits from the improvements would be required to pay a

share including the lots in the proposed subdivision. He said there are 100 lots which would share in the cost at about \$720 each. Jeff said the council has to be fair and not arbitrary when making a decision. He said he does not want to LID the property owners since it costs too much which is another expense to the property owners. Adam agreed. Jeff said he feels the city should bare no cost in the development of Ash Street. He said the city has not done so anywhere else in the city. Mayor Pascoe said he thinks of it as investment. He said if the city invests a little money, it will return with the tax revenue collected in the future. He said if the city wants controlled growth, we need to invest some money to increase our tax base. Mayor Pascoe said it has been said that the city was going to pave Ash Street some time ago. He said it may be possible that Rick or Chuck indicated the city was going to pave it. Sandy said they could have meant they were going to use roto-millings such as was used on Lincoln and Spud Alley for dust control.

Adjourned: 7:35 p.m.

ATTEST:

Sandy England

APPROVE:

Jeff