

Marshall Lindsay met with the Planning Commission to discuss the potential uses of 2 parcels of property. Mr. Lindsay would like to open a landscape products store selling bedding materials with different rocks and mulches in concrete bins. Paul Egbert asked where this business would be located. Mr. Lindsay stated that the property is west of Sharp Transportation and east of UDOT. It is the corner lot. Don Hartle stated that the property is 1.24 acres and zoned CH, Highway Commercial. Marcene Parker asked if Mr. Lindsay would sell weed killer. Mr. Lindsay stated no, just landscape materials. Chris Clark asked if there would be a gate to the property. Mr. Lindsay stated no, unless one is needed. Mr. Lindsay stated that he would also like some signs for advertizing. City Planner Jay Nielson stated that he would need to apply for a sign permit. Mr. Lindsay asked if this business is approved, what would he be required to do. Ruth P. Maughan stated that Mr. Lindsay would be stockpiling mulch, rocks, and soils. Ms. Maughan asked if Mr. Lindsay would be selling any pipe. Mr. Lindsay stated that he would sell very minimal pipe. Mr. Lindsay stated that he would be using the pipe more than selling it. Ms. Maughan stated that there is an irrigation ditch that is on this property. Mr. Lindsay stated that the irrigation ditch is on the north of east sides of the property. Mr. Lindsay stated that he would address this issue with the irrigation company. Mr. Egbert asked if there would be a building on the property. Mr. Lindsay stated that there would be a nice shed to be used as an office. Ms. Parker asked if the property belonged to Mr. Lindsay. Mr. Lindsay stated that it is not his yet. Mr. Egbert stated that there would be some landscape requirements. Mr. Nielson stated that Mr. Lindsay would need to apply for a conditional use permit. Ms. Maughan asked about the sidewalk. Mr. Nielson stated that the sidewalk is not a decision for the Planning Commission. The sidewalk is a decision for the City Council. Mr. Nielson did advise that if Wellsville City keeps deferring sidewalks, eventually Wellsville City will have no sidewalks. Mr. Lindsay asked if there is a time frame for sidewalks, curb and gutter, and the irrigation ditch piped. Mr. Nielson stated that Mr. Lindsay would need to apply for a conditional use permit before any commitment is made. Mr. Nielson stated that progress needs to be made within a year or Mr. Lindsay will lose the conditional use permit. Ms. Maughan suggested that Mr. Lindsay supply the Planning Commission with a plan and then conditions could be leveled on the project then. Mr. Nielson stated that a scaled site plan would be required.

Don Hartle stated that the City Council continued the approval of the Preliminary Plat for the Cooper Ridge Subdivision. Mr. Hartle stated that Councilman Perry Maughan is concerned about supplying water to the subdivision, and suggested issuing a moratorium on subdivisions in the area. Mr. Hartle stated that he has discussed the issue with City Attorney Bruce Jorgensen, and because the application for the subdivision was already submitted, Wellsville City has to proceed with the subdivision.

Don Hartle stated that Zan Sharp, representing Sharp Transportation, has asked that Wellsville City issue the zoning clearance in order for them to begin construction of the new building. Mr. Hartle stated that the plan was to have Sharp Transportation build 400 North. Jeff Gilbert, representing UDOT, has been working with City Planner Jay Nielsen, City Engineer Chris Breinholt, and himself. Mr. Sharp submitted an application for grant money from COG. Mr. Sharp was not awarded the money. Mr. Hartle stated that he has no idea what will happen now.

Don Hartle stated that he issued a zoning clearance to Maverik, Inc. Maverik, Inc. will soon be submitting an application for a subdivision.

Don Hartle stated that the old City Office will soon be torn down. The plan is to dig a hole at the gravel pit, haul the debris to the pit, burn it, and cover it up. Steve Kyriopoulos owns the property across the street from Wellcome Mart. There is a large drop off to the north side of the road that curves around to the west. Mr. Kyriopoulos would like Wellsville City to haul the debris to his property so that he can use it as fill. Mr. Hartle stated that Brad Murray is tearing down the building and Dennis Mitton is hauling the debris away. Mr. Hartle stated that those two gentlemen have discussed the issue. Mr. Hartle stated that Mr. Kyriopoulos has discussed the issue with UDOT, and was told that they have nothing to do with it. Mr. Hartle has some concerns with hauling the debris out to Mr. Kyriopoulos' property. The property is currently agriculture use. An environmental study would need to be completed and a clearance would need to be issued.

At 6:44 p.m., Paul Egbert made a motion, seconded by Brian Pattee, to adjourn the meeting.

YEA 5

Chris Clark
Paul Egbert
Ruth P. Maughan
Marcene Parker
Brian Pattee

NAY 0

Ruth P. Maughan
Chairperson