



truck is still located on the property. Mr. Egbert stated that it is a matter of working through the details of the site layout, and there are not enough details with this submission. Don Hartle stated that he would recommend a lot line adjustment so that there is 1 lot instead of 2 lots. Brain Pattee asked if both lots were zoned CH, Highway Commercial. Mr. Hartle stated yes. Mr. Pattee asked if there would need to be a rezone of the property. Mr. Hartle stated no. Mr. Pattee stated that there would be some landscape requirements, and the setback changes, but there would be some relief because of the size of the lot. Mr. Egbert stated that Wellsville City would be willing to work with Mr. Weeks. Mr. Weeks stated that he hopes UDOT doesn't have to get involved. Mr. Egbert stated that because the business is accessed by a local road, UDOT would not be involved. However, the business is very close to Highway 89/91. City Engineer Chris Breinholt stated that he would like to see a more professional plan. Mr. Pattee stated that the rough draft shows the building at 40 feet by 40 feet. Mr. Pattee asked if that was an estimate. Mr. Weeks stated yes. Mr. Pattee asked if the barn would be bigger than that. Mr. Weeks stated no, and if yes, not much bigger. Ruth P. Maughan stated that according to the request, it is based on the current conditional use permit. Ms. Maughan stated that there are several conditions that haven't been met yet. Ms. Maughan stated that minutes state that if the business was to expand, the parking lot would need to be paved and parking stall lines would need to be painted. Ms. Maughan stated that it wasn't part of the motion, but was part of the discussion. Ms. Maughan stated that the old milk truck would have to be removed. Ms. Maughan asked about a permanent sign. Mr. Weeks stated that they would like to have signs on the berry barn. Ms. Maughan stated that the plywood signs along the highway are not allowed. Mr. Egbert stated that for the past 7 years, this business has been temporary in nature, and now wants a more permanent setup. Mr. Egbert stated that the rough draft submitted as it is laid out looks like a nice permanent setup. Carl Leatham asked if the parking on the property infringes on the property that the home is located on. City Planner Jay Nielson stated that both lots are non-conforming. Mr. Weeks asked if a lot line adjustment is necessary. Mr. Egbert stated that there would be more flexibility if the property was 1 lot.

At 6:39 p.m., the public hearing was closed.

Paul Egbert stated that the uses are allowed in the CH, Highway Commercial zone. Mr. Egbert stated that he would like to see a more professional plan. After discussion, Paul Egbert made a motion, seconded by Brian Pattee, to continue this discussion at a future Planning Commission meeting.

**YEA 5**

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

**NAY 0**

The Planning Commission considered for approval a lot line adjustment for Reed Nelson at 50 South 450 East. Don Hartle reviewed the plat map with the Planning Commission. Mr. Hartle stated that lot 1 will be reduced in size, while lot 2 will gain the property. After discussion, Marcene Parker made a motion, seconded by Brian Pattee, to approve a lot line adjustment for Reed Nelson at 50 South 450 East.

**YEA 5**

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

**NAY 0**

The Planning Commission continued consideration for a sign for scales at Maverik, Inc. City Planner Jay Nielson stated that Maverik called him on Monday. Mr. Nielson stated that he was unavailable. Mr. Nielson stated that after about 20 minutes, a gentleman from Cat Scales contacted him. Mr. Nielson stated that he explained to this individual that a monument sign was possible, with a full logo and colors. Mr. Nielson stated that he explained to this individual that he has sent an information packet to Maverik. This

individual stated that he hadn't seen the information packet. Mr. Nielson also described the canopy to the individual from Cat Scales. Mr. Nielson stated that he submitted a drawing with the cat logo on it to the individual. This individual stated that he would consider the information, and reply with an email. Mr. Nielson stated that he hasn't received an email from the individual from Cat Scales.

Ruth P. Maughan asked about the property on the north side of 400 North and the east side of Highway 89/91 that is owned by Zan Sharp. There are several vehicles and RV's for sale parked in the field. Ms. Maughan asked if Wellsville City is going to allow this to continue. Marcene Parker asked if the individuals have asked permission from Mr. Sharp to park in the field. City Planner Jay Nielson stated that it is not an allowed use. Brian Pattee stated that it is an eye sore in the field.

Ruth P. Maughan discussed South Valley RV Repair. Ms. Maughan asked how many trailers were parked around the building. Ms. Maughan stated that there are several trailers that have been parked all winter long. Brian Pattee stated that the last time this business was discussed, he remembers discussing that Wellsville City didn't care how many trailers were there, but that the trailers had to be parked behind the fence. Marcene Parker stated that the potential flower bed looks atrocious. Ms. Parker stated that because it is such a small area, landscaping may not be possible. Ms. Parker stated that the dumpster needs to be moved from in front of the business. Brian Pattee asked if a time frame had been given to the owner. City Planner Jay Nielson stated that a drawing was made of the area with the suggested landscaping. Mr. Pattee stated that he had to give the owner credit for attempting to keep the trailers off of the street.

City Planner/Zoning Consultant Jay Nielson conducted a workshop and presentation to the Planning Commission on the 2<sup>nd</sup> revision to the Land Use Code.

At 8:05 p.m., Brian Pattee made a motion, seconded by Paul Egbert, to adjourn the meeting.

**YEA 5**  
Chris Clark  
Paul Egbert  
Ruth P. Maughan  
Marcene Parker  
Brian Pattee

**NAY 0**

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Ruth P Maughan  
Chairperson