

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, December 18, 2013, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwoman Glenna Petersen, Councilmen Ron Case, Colin Harrison, and Carl Leatham. City Manager/Recorder Don Hartle and City Planner Jay Nielson were also present. A copy of the Notice and Agenda was mailed to the Mayor and Council members and emailed and faxed to the Herald Journal on December 13, 2013. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Hartoon Ara Shahbazian Jay Davis
Jan Anderson Perry Maughan Janie Isaacson
Kendall Leishman Barbara Swanson David Swanson
Jonathan Cook

Opening Ceremony: Carl Leatham

The Council reviewed the agenda. Don Hartle stated that #7 was approved in October and didn't need to be discussed. Colin Harrison made a motion, seconded by Ron Case, to approve the agenda with the change.

YEA 4 NAY 0
Ron Case
Colin Harrison
Carl Leatham
Glenna Petersen

The Council reviewed the minutes of the December 4, 2013 regular City Council meeting. There was a word change on line 95. After discussion, Glenna Petersen made a motion, seconded by Carl Leatham, to approve the minutes of the December 4, 2013 regular City Council meeting with the change.

YEA 4 NAY 0
Ron Case
Colin Harrison
Carl Leatham
Glenna Petersen

Don Hartle gave the Council a copy of the Warrant Register showing bills submitted to the Council for approval. After review and discussion, Colin Harrison made a motion, seconded by Glenna Petersen, to approve the City's bills for payment, represented by check number 16454 through 16510.

YEA 4 NAY 0
Ron Case
Colin Harrison
Carl Leatham
Glenna Petersen

Councilman Gary Bates arrived at the meeting at 6:08 p.m.

No one was in attendance for citizen input.

Hartoon Ara Shahbazian met with the City Council for a business license. Mr. Shahbazian stated that he would like a business license to make hunting knives. He makes these from raw materials. All work is completed by him. Mr. Shahbazian has purchased the building at 185 East 300 North and will be using the office part of the building. The rest of the building Mr. Shahbazian would like to rent to other businesses for warehousing storage. Mayor Thomas G. Bailey asked if the business license is for just the knife business or both. Mr. Shahbazian stated both. Carl Leatham stated that the Planning Commission reviewed the conditional use permit and it is consistent with the existing code. Mr. Leatham stated that the Planning Commission would like the warehousing storage to be individual by conditional use. Each party wishing to use the storage facilities of the building would have to come to the Planning Commission for a conditional

use permit. Mr. Leatham stated that the Planning Commission would also like the Wellsville Fire Chief to review the building and storage facilities. Mayor Bailey asked if the Planning Commission gave Mr. Shahbazian permission to use the warehousing storage. Mr. Leatham stated individually no, but it is a consistent use. Don Hartle stated that the business license tonight is for the knives only. Tom Maughan stated that when cutting steel, it needs oil. Mr. Maughan is concerned about the oil going down the drain and getting into the Wellsville City's sewer lagoons. Mr. Shahbazian stated that he doesn't use oil to quench the steel. He uses air quenching. Mr. Maughan asked what he uses to cut the steel with. Mr. Shahbazian stated that he uses a hack saw and grinding. Ron Case asked about noise pollution. Mr. Shahbazian stated that all of the work is completed inside of the building. Mr. Shahbazian stated that these knives are art, and he makes about 5 per month. Each knife takes about 30 to 40 hours. Colin Harrison asked about the use of the building. Mr. Shahbazian stated that he will use the office space and some rooms for storage and the grinder. Most of the building will not be used. Mr. Harrison asked about the condition of the building. Mr. Shahbazian stated that he has spent over 100 hours repairing the roof and closing up all of the entries to the building that vandals have done. Mayor Bailey stated that the east side of the building has landscaping with grass and trees. Mayor Bailey asked if Mr. Shahbazian would commit to keeping the landscape up. Mr. Shahbazian stated yes. Mr. Harrison stated that he doesn't think the sprinkling system is usable. Mr. Hartle stated that he didn't know, and that they would find out in the spring if it is or not. Mr. Leatham stated that this is a consistent use and all uses in the manufacturing zone are by conditional use. The Planning Commission approved the knife business and storage for Mr. Shahbazian only. After discussion, Carl Leatham made a motion, seconded by Glenna Petersen, to approve the business license for Hartoon Ara Shahbazian for a knife business at 185 East 300 North. All warehousing contracts will need to be approved as a conditional use. The Wellsville City Fire Chief will be consulted if hazardous materials are stored.

YEA 5

NAY 0

Gary Bates
Ron Case
Colin Harrison
Carl Leatham
Glenna Petersen

The City Council conducted a workshop on the interim landscape requirements. City Planner Jay Nielson submitted this code. Mr. Nielson stated that he reviewed the code last week with the Planning Commission. They went through it page by page. The Planning Commission suggested changes and improvements to the code. Mr. Nielson stated that this code is needed because there are currently no landscape requirements in the commercial or industrial zones, or multi-family projects. Mr. Nielson reviewed the changes and improvements suggested by the Planning Commission with the City Council. Mayor Thomas G. Bailey is concerned about some of the parcels in the highway commercial zone. There are 2 or 3 parcels that if 150 feet is required for landscaping, there would be nothing left of the parcel to use. Mr. Nielson stated that it would go before the Board of Adjustments and be declared as a hardship. Mr. Nielson stated that Wellsville City doesn't want a parcel of land that is unusable in the highway commercial zone. Mayor Bailey stated that the Planning Commission has a lot of authority over the code and asked if they are on board with this code. Mr. Nielson stated that the Planning Commission asked for his recommendation. The Shade Tree and Beautification Committee was discussed. That committee has no legal authority. Mr. Nielson stated that someone will need to step up to the plate with this code. Mr. Nielson explained zero-scaping versus xeriscaping. Gary Bates stated that the sketch plans that Steve Kyriopoulos submitted would have to meet this code. Mr. Bates asked if there is a limitation how long an application is active. Ron Case stated that he believes it is 1 year. Mr. Nielson stated that he doesn't think Mr. Kyriopoulos is vested because there has been no activity on the project. Don Hartle stated that the public hearing for the landscape requirements will be held on January 8, 2014 for the Planning Commission and January 15, 2014 for the City Council.

The City Council conducted a workshop on the proposed "Affordable Housing Plan". City Planner Jay Nielson stated that the Planning Commission passed on this plan because they had spent too much time on the landscape requirements. Mr. Nielson stated that this plan lays out options to consider, and there are some good options that Wellsville City should pursue. Mr. Nielson stated that there are some residents

in Wellsville City that can't afford what they are paying now. The plan doesn't dictate, but makes recommendations to Wellsville City. The plan has to be adopted and submitted to the State. Wellsville City has to report on their progress every other year. This plan helps that community and those that are living here now. Mr. Nielson stated that there is CDBG money that is administered through Cache County which totals about \$1 million dollars from the federal government. The money is to help low to extremely low income residents and find affordable jobs. There is an option in the plan called "Welcome Home to Wellsville" that helps residents with closing costs and down payments when purchasing a home in Wellsville. Mayor Thomas G. Bailey asked if this money is tied to the income of the community. Mr. Nielson stated yes. The AMI of Wellsville City is \$52,000 in Wellsville City. Mayor Bailey stated that he was told Wellsville City would never qualify for UACD funds because residents of Wellsville City make too much money. Mr. Nielson stated that Wellsville City makes about \$3,000 less than the County AMI average. The City Council opted to wait for the suggestions and comment for the Planning Commission.

Department Reports:

Colin Harrison – 1) A resident stated that the new sidewalk along Center Street is falling apart because it is frozen. Don Hartle stated that he has had 3 calls this week stating that the contractor has left town and people are unable to get into their driveway and his skidster is parked on private property. Glenna Petersen stated that she will contact Joel Jensen

Glenna Petersen – 1) RuthAnn Ellis called and stated that she and her husband can no longer serve as Wellsville Youth Council Adult volunteers. Other couples that were discussed were Curt & Patti Petersen, Jeff & Penny Glaittli, and the Newman's.

2) Thanked Laurie Christensen and her daughter for the wonderful music at the Wellsville City Christmas Party.

Carl Leatham – 1) Thanked Ron Case and Colin Harrison for their service. They are great mentors and examples to him.

Mayor Thomas G. Bailey – 1) Thanked Ron Case and Colin Harrison for their service. Asked that they both attend the next City Council meeting scheduled for January 2, 2104.

City Manager/Recorder's Report:

Don Hartle – 1) Some major decisions need to be made concerning the leasing out of City property. Mr. Hartle asked that the City Council think about the issue and discuss it at the future City Council meeting.

At 7:45 p.m., Glenna Petersen made a motion, seconded by Colin Harrison, to adjourn the meeting.

YEA 5
Gary Bates
Ron Case
Colin Harrison
Carl Leatham
Glenna Petersen

NAY 0

Thomas G. Bailey
Mayor

Don Hartle
City Manager/Recorder