

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, September 25, 2013, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman John Spence, M. Kent Larsen, Paul Egbert, and Brian Pattee. Also present were City Manager/Recorder Don Hartle and Councilman Carl Leatham. A copy of the Notice and Agenda was posted, faxed and emailed to the Herald Journal, and mailed to the Planning Commission on September 20, 2013. The meeting was called to order at 6:00 p.m. by Chairman John Spence.

Others Present: Jennifer Leishman Ruben Constantino Carlyle Creger
Carolee Hammel Kendall Leishman Janie Isaacson
David Swanson Barbara Swanson Jonathan Cook

Opening Ceremony: M. Kent Larsen

Planning Commission member Ruth P. Maughan was excused from this meeting.

John Spence reviewed the agenda with the Commission. After discussion, M. Kent Larsen made a motion, seconded by Paul Egbert, that the agenda be approved as presented.

YEA 4 NAY 0
Paul Egbert
M. Kent Larsen
Brian Pattee
John Spence

The Commission reviewed the minutes for the Commission meeting which was held September 11, 2013. There was a word change on line 66. After review, Paul Egbert made a motion, seconded by M. Kent Larsen, to approve the minutes of the September 11, 2013 meeting as with the correction.

YEA 4 NAY 0
Paul Egbert
M. Kent Larsen
Brian Pattee
John Spence

At 6:05 p.m., Chairperson John Spence conducted the following public hearing:

Receive public input, then consider for approval a request from Ruben Constantino at 380 South Center for a conditional use for a Level 2 "Home Occupation" to build and repair fishing rods from said address. Mr. Constantino stated that he has worked for 10 years and has the ability to repair and produce custom fishing rods. There is a workshop on the property where his supplies and tools are located. There is no noise. There is plenty of parking on the property. M. Kent Larsen asked if Mr. Constantino has a website in which customers contact him. Mr. Constantino stated that he doesn't have a website yet. He is waiting for approval of the business license. Paul Egbert asked if Mr. Constantino will be doing any advertising on his property. Mr. Constantino stated no. John Spence asked about deliveries to the home. Mr. Constantino stated that there will be a UPS truck about once a month. Mr. Spence asked if Mr. Constantino will mass produce fishing rods. Mr. Constantino would like to eventually, but would need a bigger shop and a store front. Mr. Spence asked if the merchandise is in shops in Cache Valley. Mr. Constantino stated no, just online. Mr. Spence wished Mr. Constantino well. Mr. Spence reminded Mr. Constantino that as the business starts to grow, and outgrows a home occupation business, to come back to the Planning Commission to discuss the issue. After discussion, M. Kent Larsen made a motion, seconded by Brian Pattee, to approve a request from Ruben Constantino at 380 South Center for a conditional use for a Level 2 "Home Occupation" to build and repair fishing rods from said address.

YEA 4

NAY 0

Paul Egbert
M. Kent Larsen
Brian Pattee
John Spence

At 6:10 p.m., the public hearing was closed.

Carlyle Creger met with the Planning Commission to discuss solar panels. Don Hartle stated that Mr. Creger called him to discuss this issue, and Wellsville City has never dealt with solar panels before. Mr. Hartle stated that Mr. Creger will need the minimum of at least a building permit because electricity is involved. Mr. Hartle stated that he discussed this issue with City Planner Jay Nielson. The new land use code addresses solar panels and windmills. Mr. Creger stated that the solar panels will be installed on one section of the roof of his house. Paul Egbert asked what side of the roof. Mr. Creger stated the south side. Mr. Creger handed out a picture of his roof and the proposal from the company that will be installing the solar panels. M. Kent Larsen asked what Mr. Creger's address is. Mr. Creger stated 290 North 300 West. Brian Pattee stated that other municipalities have a code concerning this issue. Solar panels can't be higher than the roof that they are located on. If the solar panels are freestanding, they can't be higher than 15 feet in the back or side yards. Solar panels and windmills are allowed in other municipalities, but are very restrictive so that they are not an eyesore. John Spence asked if the solar panels are flat on the roof. Mr. Creger stated no, there is approximately a 4-inch gap between the solar panel and the shingles. Kendall Leishman asked if the solar panels are to create power or to charge batteries. Mr. Creger stated that they are to create power. Mr. Creger stated that the solar panels will create approximately 60% of power that is used in the home. It will help with rising cost of power. Paul Egbert stated that he can see where solar panels and windmills can become obnoxious and stand out, but feels that it can be reasonably done. Mr. Pattee stated that there are 20 residential units in Logan City that have solar panels, and they are all located on the roof. M. Kent Larsen asked if there have been any concerns expressed by the neighbors. Mr. Pattee stated no. Mr. Spence stated that he sees no problem in allowing Mr. Creger to install solar panels on the roof of his home. Mr. Spence stated that he appreciates Mr. Creger coming to the Planning Commission meeting to discuss the issue. Mr. Spence wished Mr. Creger well on the project.

Carolee Hammel discussed potential division of property at 88 West 500 South. Ms. Hammel stated that she owns 3.30 acres. There is a creek that runs through the property. Her home is located on one side of the creek, and a shop is located on the other side of the creek. She is not asking for a building permit, but would like to subdivide the property and sell the shop to her ex-husband. The shop does have an empty upstairs which could be converted to living quarters. Paul Egbert stated that this is potential development in the middle of the block. M. Kent Larsen asked if there are utilities to the shop. Ms. Hammel stated that there is electricity, but they would want water and sewer also. Ms. Hammel stated that she would like to know if this is a possibility before she goes to the expense of having the property surveyed and engineered. Carl Leatham stated that the proposal that she submitted to the City Council last week had issues, but this new proposal to the Planning Commission doesn't have a lot of concern for him. John Spence asked if the shop would be made into a home. Ms. Hammel stated not at this time, but would like to know that there is the potential to have it made into a home. Mr. Spence stated that the frontage requirements have been met. Everything looks good. Ms. Hammel asked if the neighbors had to be asked about the subdivision. Don Hartle stated that the neighbors aren't asked, they are notified. Ms. Hammel stated again that she is not asking for a building permit, just to divide the property. Brian Pattee stated that a subdivision is dividing property. Mr. Egbert stated that there is a section in the code that lists what is required of a subdivision.

The Planning Commission discussed solar panels and windmills. Don Hartle stated that this issue has already been discussed. Because there has been action taken, and City Planner Jay Nielson is working on the code, all other requests can be put on hold until the code is completed.

The Planning Commission continued the discussion concerning sidewalks. John Spence stated that this issue was discussed at the last Planning Commission meeting. Mr. Spence discussed the issue with Councilwoman Glenna Petersen. Jonathan Cook handed out maps of Wellsville City showing where the sidewalks are located and the condition that they are in. The color green is for the best sidewalks, then

yellow, orange, and red is for sidewalks that pose a danger. The sidewalks have been inventoried and assessed. The next step is to choose destination points and the best connections. Mr. Spence stated that the sidewalk committee will determine the destination points and best connections, and then make a presentation to the Planning Commission in November or December. The Planning Commission will wait for a recommendation from the sidewalk committee. M. Kent Larsen stated that Wellsville City needs good sidewalks to schools, good sidewalks to Wellsville Dam, and work from the center of Wellsville City out. A sidewalk plan needs to be developed for the entire community. Mr. Spence asked if there was any budget for sidewalks. Carl Leatham stated that there is \$10,000 each year for sidewalks. Mr. Spence asked if Wellsville City uses the money for sidewalks. Mr. Leatham stated yes. Paul Egbert stated that he appreciates what has been done by the sidewalk committee.

At 7:07 p.m., M. Kent Larsen made a motion, seconded by Brian Pattee, to adjourn the meeting.

YEA 4

Paul Egbert
M. Kent Larsen
Brian Pattee
John Spence

NAY 0

John Spence
Chairman