

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, December 11, 2013, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman John Spence, Ruth P. Maughan, M. Kent Larsen, Paul Egbert, and Brian Pattee. Also present were City Manager/Recorder Don Hartle, City Planner Jay Nielson, 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 December 6, 2013. The meeting was called to order at 6:00 p.m. by Chairman John Spence.

Others Present:

Jennifer Leishman	Hartoon Shahbazian	Blaine Anderson
Steve Kyriopoulos	Lindy Bankhead	Don Ewing
Alison Ewing	Rustin Walker	Krissy Smith
Alan Sorensen	Katie Christensen	Kelly Parkinson
Lisa Parkinson	Jonathan Cook	David Swanson
Barbara Swanson	Kendall Leishman	Janie Isaacson
Rachel Fry		

Opening Ceremony: Paul Egbert

John Spence reviewed the agenda with the Commission. Don Hartle stated that he needs to discuss the second meeting in December with the Planning Commission. After discussion, M. Kent Larsen made a motion, seconded by Brian Pattee, that the agenda be approved with the additional discussion item.

<u>YEA 5</u>	<u>NAY 0</u>
Paul Egbert	
M. Kent Larsen	
Ruth P. Maughan	
Brian Pattee	
John Spence	

The Commission reviewed the minutes for the Commission meeting which was held November 13, 2013. There were word changes on lines 81, 126, and 166. After review, Ruth P. Maughan made a motion, seconded by Paul Egbert, to approve the minutes of the November 13, 2013 meeting with the corrections.

<u>YEA 5</u>	<u>NAY 0</u>
Paul Egbert	
M. Kent Larsen	
Ruth P. Maughan	
Brian Pattee	
John Spence	

Rhonda Savoy was to meet with the Planning Commission concerning building a home on 11-088-0002 at 715 East 400 North. Ms. Savoy was not in attendance to this meeting. Don Hartle stated that he has received numerous calls about splitting the lot and building a home in the back. Mr. Hartle stated that there isn't enough frontage. As the plat map is further reviewed, there is an approved driveway for a home to be built in the back. Mr. Hartle stated that he told Ms. Savoy that she would need to discuss the issue with the Planning Commission. Mr. Hartle stated that this issue may need to be discussed with City Attorney Bruce Jorgensen. Mr. Hartle stated that this issue will be rescheduled.

At 6:15 p.m., conduct the following public hearings in the order below:

First, receive public input, then consider for approval a request from Hartoon Ara Shahbazian for a conditional use to operate a knife manufacturing business and to sublease portions of said property at 185 East 300 North (Northern Utah Manufacturing) for storage. Said property is in the Manufacturing zone. Mr. Shahbazian stated that he purchases raw materials and makes hunting knives. All of the knives are made by hand. They are all made to order. The cost of the knives starts at \$300. John Spence asked

if there are any additional employees. Mr. Shahbazian stated that there may be 1 or 2 additional employees. Mr. Spence asked how much of the building Mr. Shahbazian will be using. Mr. Shahbazian stated that he will be using the front office part, or the southwest corner. Mr. Spence asked about what type of storage Mr. Shahbazian is planning to lease. Mr. Shahbazian stated that when he was writing the application, it was the best word that he could think of. Mr. Shahbazian stated that it would be similar to warehousing storage. It would be storage for companies, not individual storage units. Mr. Spence asked who owned the building. Mr. Shahbazian stated that Jay Davis owns the building, and Mr. Shahbazian is a partner. Mr. Spence asked if there is any intention to repair the building. Mr. Shahbazian stated yes. Mr. Shahbazian stated that a new roof has been installed. Ruth P. Maughan asked because of the shape the building is in, if the products will be safe and secure. Mr. Shahbazian stated yes. Ms. Maughan asked if the storage is inside. Mr. Shahbazian stated yes. Nothing will be stored outside. Paul Egbert asked if the building will be cleaned up and secure. Mr. Shahbazian stated that in the last 3 months, every door is locked and new siding at the top of the doors has been installed. The building is now secure. Mr. Shahbazian stated that he runs a clean business. There is not too much traffic with his business. M. Kent Larsen asked if there is any environmental impact. Mr. Shahbazian stated no. Ms. Maughan stated that her concern is storage, and that nothing flammable is stored. Brian Pattee suggested getting approval from the fire chief concerning the storage of items at this location. Mr. Egbert suggested being careful about how open-ended this storage portion of this business is. Mr. Egbert stated that any additional usage of the building should come back to the Planning Commission for approval. City Planner Jay Nielson gave the Planning Commission some suggestions. Every use in the manufacturing zone is conditional. The Planning Commission should make specific findings. The manufacturing of knives can be approved. All other uses need to be approved by the Planning Commission. Mr. Pattee asked if there are any concerns from Public Works. Don Hartle stated no. The building does have water and sewer connections. Mr. Spence suggested working with the fire chief so that he is aware of the use of the building and have him tour the building.

At 6:25 p.m., the public hearing was closed.

After discussion, M. Kent Larsen made a motion, seconded by Brian Pattee, to approve a request from Hartoon Ara Shahbazian for a conditional use to operate a knife manufacturing business and any additional uses need to be approved by the Planning Commission. There is to be no outside storage of any kind. This use is consistent with the manufacturing zone.

YEA 5

NAY 0

Paul Egbert
M. Kent Larsen
Ruth P. Maughan
Brian Pattee
John Spence

Second, receive public input, then consider for approval a request from Sweetly You, Jeff Smith agent, for a conditional use for an on-line and brick and mortar business for a salon and bath and beauty products sales at 53 East Main, which is in the CN, Neighborhood Commercial zone. Jeff Smith is not in attendance. Don Hartle stated that it is the policy that a conditional use is not approved unless the individual is in attendance. This public hearing will be scheduled for a later date.

At 6:28 p.m., the public hearing was closed.

Third, receive public input, then consider for approval a request from Vest Max, Inc., Jeff Smith agent, for a conditional use for an on-line and brick and mortar business for a toy store at 53 East Main, which is in the CN, Neighborhood Commercial zone. Jeff Smith is not in attendance. Don Hartle stated that it is the policy that a conditional use is not approved unless the individual is in attendance. This public hearing will be scheduled for a later date.

At 6:30 p.m., the public hearing was closed.

The Planning Commission continued the workshop on the interim landscape requirements. City Planner Jay Nielson stated that he submitted this recommendation on landscape requirements for the new code. Mr. Nielson stated that there is a real need for these requirements before the code is developed. John Spence stated that this item was discussed last week, and that each member of the Planning Commission was to review the packet. The Planning Commission reviewed the interim landscape requirements page by page. Mr. Nielson made notes concerning any changes needed to the landscape requirements. Mr. Spence thanked City Planner Jay Nielson for his time and effort on this project. Mr. Spence thanked the Planning Commission for the great workshop, comments, and suggestions that were given. The interim landscape requirements packet will go to the City Council next week for their review. The public hearing concerning this code will be scheduled for January 8, 2014 for the Planning Commission and January 15, 2014 for the City Council.

The Planning Commission held a workshop with Steve Kyriopoulos on the proposed truck stop on the northeast corner of the intersection of Highway 89/91 and 400 North. Steve Kyriopoulos stated that he is in attendance for information purposes and to update the Planning Commission on the progress of his project. Mr. Kyriopoulos stated that he had to shift gears and instead of putting his project along 400 North, he stayed in compliance with the master road plan and moved it closer to 500 North. Mr. Kyriopoulos stated that he met with the City Council last week. Mr. Kyriopoulos handed out copies of the landscape plan. Mr. Kyriopoulos stated that he met with Don Hartle today and the public hearing is scheduled for January 22, 2014. Mr. Kyriopoulos stated that he is still working with the canal company concerning that issue and working on 500 North because he doesn't own the property that the roadway will be built on. Mr. Kyriopoulos stated that 500 North is a road to nowhere. The road will be stubbed in to make it serviceable for his project. John Spence asked if Mr. Kyriopoulos is working with Bruce Petersen concerning the property for 500 North. Mr. Kyriopoulos stated that he is still working on it. Mr. Kyriopoulos stated that Mr. Petersen may be willing to split the cost of building the roadway. Mr. Kyriopoulos stated that he is using the standard 99-foot right-of-way that is required by Wellsville City. The entire roadway is on Mr. Petersen's property. Mr. Kyriopoulos stated that he has hired a firm to address the environmental concerns that have been raised. The firm has sent some information to Mr. Hartle, which will be part of the packet that will be reviewed on January 22, 2014. Paul Egbert asked that any information concerning this project be sent earlier so that the Planning Commission has time to review it. Don Hartle stated that he needs the material in order to advertize the public hearing. Mr. Hartle stated that he told Mr. Kyriopoulos that he would need all of the information by December 31, 2013. City Planner stated that Mr. Kyriopoulos needs to be aware of this project in relationship to the new landscape code. This project is not vested. This project will have to adhere to the new landscape requirements. Mr. Egbert stated that the master road plan shows 500 North with a 99-foot right-of-way, but there may be more asphalt because it is considered one of the main roadways into the highway commercial area. Mr. Egbert asked how many variations of the project are there. Mr. Kyriopoulos stated that the project hasn't varied that much, just close ups and different angles of the project were submitted. Ruth P. Maughan suggested that each member of the Planning Commission review this project on their own. Mr. Spence agreed, and asked that the Planning Commission be ready for the public hearing scheduled for January 22, 2014.

The Planning Commission held a workshop on the proposed "Affordable Housing Plan". City Planner Jay Nielson introduced this code. It is required by the State. The current plan is 7 years old. Wellsville City has to report every other year on the progress of their affordable housing plan. This year is a reporting year, and it is to be reported by the end of the year. This plan lays out a whole series of options. A committee was formed to help evaluate priorities. It is to encourage more affordable housing for existing residents. There are 20 different things that Wellsville City can consider doing in order to make housing more affordable. Wellsville City can apply for federal funding to help residents with housing and repairs. There are grants to help citizens with down payments and closing costs. John Spence asked about the applications to apply for these grants. Mr. Nielson stated that the Wellsville City Council should be applying for these grants every year. This is just one of the solutions that the committee proposed. Mr. Spence asked that the Planning Commission review the "Affordable Housing Plan" in the next couple of weeks and be prepared to discuss it at the Planning Commission meeting scheduled for January 8, 2014.

The Planning Commission discussed a lot line approval on property on the north side of 600 South from 100 West to 200 West. Don Hartle stated that Brad Parkinson owns the south part of this property. There

are 3 lots that are changing dimensions. This has already been completed. The Planning Commission is reviewing it after the fact. This issue needs to be part of the minutes. Paul Egbert asked the reasoning for the lot line adjustment. Mr. Hartle stated that Mr. Parkinson would like to sell a lot. There is no motion since the change has already taken place. The Planning Commission reviewed the lot line adjustment.

Don Hartle stated that the second meeting in December falls on December 25. Mr. Hartle suggested that the meeting be canceled. The Planning Commission agreed.

Ruth P. Maughan asked about Tom Horlacher's home. It is being rented out to 2 different families. Mr. Hartle stated that he will send a letter to Mr. Horlacher.

Don Hartle stated that he has had several phone calls concerning the garage that is being built on Center Street and Main Street. It is a garage. The owner has said that there will be no living facilities above it. Mr. Hartle stated that he will file an occupancy restriction on the lot.

M. Kent Larsen suggested that when a letter is sent out concerning a business to residents that are within 300 feet of the property, a copy of the letter be sent to the Planning Commission also. It will keep the Planning Commission more informed.

At 8:07 p.m., M. Kent Larsen made a motion, seconded by Paul Egbert, to adjourn the meeting.

YEA 5
Paul Egbert
M. Kent Larsen
Ruth P. Maughan
Brian Pattee
John Spence

NAY 0

John Spence
Chairman