

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, January 8, 2014, 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 January 3, 2014. The meeting was called to order at 6:00 p.m. by Chairman John Spence.

Others Present: Jennifer Leishman Jeff Smith Janie Isaacson
Kendall Leishman Barbara Swanson David Swanson
Jonathan Cook

Opening Ceremony: Ruth P. Maughan

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

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

The Commission reviewed the minutes for the Commission meeting which was held December 11, 2013. There were word changes on lines 84 and 150. After review, Ruth P. Maughan made a motion, seconded by Paul Egbert, to approve the minutes of the December 11, 2013 meeting with the corrections.

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

At 6:05 p.m., conduct the following public hearings in the order below:

First, 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. Mr. Smith stated that he is seeking approval for a business. Mr. Smith stated that he has the space, and believes it is a good use for the space. This business will use the bottom floor. It will be mostly retail sales. The internet part of this business is done out of Logan. There will also be some administration part of the business completed at this location. Mr. Smith stated that this space was given approval for this type of business, but they grew out of it before the space was used. Mr. Smith stated that as far as traffic goes, he doesn't know, but feels that there is sufficient parking for this business. Ruth P. Maughan asked if this business would have a retail area. Mr. Smith stated yes, the primary use would be retail. M. Kent Larsen asked about hours of operation. Mr. Smith stated that it would be from 9:00 a.m. to 6:00 p.m. 3 days a week until it warrants more. John Spence asked about signage. Mr. Smith stated that yes, he would like to have some signage and would comply with the current signage ordinance. Mr. Spence asked what kind of items Mr. Smith would be selling. Mr. Smith stated that he manufactures, markets, and retails his own line of cosmetics, as well as markets and retails other beauty products. Paul Egbert asked the square footage of the space. Mr. Smith stated that this business would use about 600 square feet of space.

Second, 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. Mr. Smith stated that this business would use the loft of the

building, which is about 500 square feet. Mr. Smith stated that he will have a small retail space, and sells 9,000 to 12,000 toys online. Ruth P. Maughan asked if these are toys that Mr. Smith makes. Mr. Smith stated no, they are from other manufactures. M. Kent Larsen asked if there are any electronics. Mr. Smith stated that there could be, but the bulk is not. Paul Egbert stated that there could be some opportunities for improvement around the property. Mr. Egbert stated that there is some missing curb and gutter. Mr. Smith stated that the missing curb and gutter is his entrance. John Spence asked if Mr. Smith has met with Brent Benson, the new owner of the building located to the west of Mr. Smith's property. Mr. Smith stated no, not yet. Mr. Smith stated that he would like to meet with Mr. Benson about splitting the cost of a new fence this summer. Mr. Spence stated that he thinks Mr. Benson will be a good neighbor. Mr. Smith stated that parking will be around the back of the building. Ms. Maughan asked if there is a back entrance. Mr. Smith stated that the main entrance will be at the back of the building. The front entrance will be dead-bolted from inside. After discussion, M. Kent Larsen made a motion, seconded by Ruth P. Maughan, to approve 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, and to approve 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.

YEA 5

NAY 0

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

Third, receive public input, then consider making a recommendation to the City Council on the proposed Landscaping Code. John Spence asked if the Planning Commission had reviewed the changes to the Landscaping Code. Both Paul Egbert and Brian Pattee stated that they had additional comments and questions. The Planning Commission reviewed the Landscaping Code page by page. Mr. Egbert is concerned with the 150-foot setback off of the highway. City Planner Jay Nielson stated that the General Plan will need to be modified because the 150-foot setback is the whole basis for the treatment of the highway. There are to be substantial setbacks along the highway. Wellsville City considers itself different than any other community in Cache Valley. The 150-foot setback is less than 3 other projects that have been developed along the highway. The general plan will need to be more specific so that it is consistent with the code. Mr. Egbert stated that he would like to see more flexibility, maybe a portion of the 150-foot setback could be parking. Mr. Nielson stated that a compromise could be made so that there is less of a setback and intensifies the vegetation. Mr. Egbert suggested 60 feet of intense landscaping, 60 to 120 feet of parking, and the building would be located at 120 feet. Carl Leatham stated that he doesn't think 150-foot setback is unreasonable. Wellsville City has seen what other communities have done along the highway, and they know what they don't want. Wellsville City needs to stay with what it has been striving for the last 20 years. Mr. Nielson suggested that he revise the landscaping code. Mr. Nielson understands the concerns. Mr. Nielson believes that he can come up with some type of compromise that still meets the intent of the General Plan. The 2 entrances to the commercial area were reviewed. Mr. Leatham stated that because of the road plan, it is conducive to setbacks. The storm water code, title 8 chapter 4 and title 8 chapter 5, will need to be referenced in the landscaping code. Mr. Egbert stated that a trail system along the highway may be needed. Don Hartle stated that the public hearing for the landscaping code is scheduled for the City Council next Wednesday. Mr. Hartle recommended that it be postponed until a more final code is available. City Planner Jay Nielson and the Planning Commission agreed. After discussion, Paul Egbert made a motion, seconded by Brian Pattee, to continue the discussion on the Landscaping Code.

YEA 5

NAY 0

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

At 7:35 p.m., the public hearings were closed.

The Planning Commission continued the workshop on the Affordable Housing Plan. John Spence stated that because of the amount of time that was used on the landscaping code, he asked if this workshop could be postponed to the next meeting. Paul Egbert stated that he reviewed the Affordable Housing Plan. The Affordable Housing Plan consists of information and suggestions. Mr. Egbert stated that he has no problem with recommending approval of the Affordable Housing Plan to the City Council. After discussion, M. Kent Larsen made a motion, seconded by Ruth P. Maughan, to recommend approval to the City Council of the Affordable Housing Plan.

YEA 5

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

NAY 0

Don Hartle stated that Steve Kyriopoulos was to have the information concerning his project to Mr. Hartle by December 31, 2013. Mr. Hartle stated that Mr. Kyriopoulos called him on December 31, 2013 and stated that the information would not be ready by December 31, 2013. Mr. Hartle stated that Mr. Kyriopoulos has been removed from the January 22, 2014 Planning Commission agenda.

At 7:42 p.m., Paul Egbert made a motion, seconded by Ruth P. Maughan, to adjourn the meeting.

YEA 5

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

NAY 0

John Spence
Chairman