

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, February 26, 2014, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Ruth P. Maughan and Paul Egbert. Also present were City Manager/Recorder Don Hartle, Mayor Thomas G. Bailey, 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 February 21, 2014. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

<u>Others Present:</u>	Jennifer Leishman	Jerald Leishman	Ramona Leishman
	Andrea Leishman	William Everitt	Dwight Atkinson
	Don Ewing	Alison Ewing	Paula Thatcher
	Loyal Green	Taylor Sharp	Kristi Rosario
	Katie Christensen	Candy Sorensen	Charee Vellinga
	Cody Schenk	Janie Isaacson	Kendall Leishman
	Barbara Swanson	David Swanson	Danette Hansen
	Riley Hansen	Sarah Romero	Rachel Fry
	Jonathan Cook		

Mayor Thomas G. Bailey stated that two members, John Spence and M. Kent Larsen, had both resigned from the Planning Commission. Mayor Bailey thanked both men for their time, effort, and service that they have rendered for and on behalf of Wellsville City. Mayor Bailey stated that the City Council has approved Jerald Leishman as a member of the Planning Commission. Don Hartle swore Jerald Leishman into office.

Mayor Thomas G. Bailey stated that John Spence was serving as the Chairperson of the Planning Commission. Mayor Bailey stated that the City Council approved to appoint Ruth P. Maughan as the Planning Commission Chairperson.

Opening Ceremony: Paul Egbert

Brian Pattee was excused from this meeting. He is out of town with his job.

Ruth P. Maughan reviewed the agenda with the Commission. Ruth P. Maughan stated that item 7C; public hearing concerning the "Auto Travel Plaza" was canceled and tentatively scheduled for April 9, 2104. After discussion, Paul Egbert made a motion, seconded by Jerald Leishman, that the agenda be approved with the correction.

YEA 3
Paul Egbert
Jerald Leishman
Ruth P. Maughan

NAY 0

The Commission was unable to approve the minutes of the previous meeting due to not having a full quorum who attending the meeting. This item was tabled for a future Planning Commission meeting.

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

First, received public input, then consider for approval a request from William Everitt for a conditional use for a Level 1 "Home Occupation" from handyman services and internet sales from his home at 495 North 150 East. Mr. Everitt stated that he would like a business license for a handyman service. His son owns a handyman service and runs it out of his home in North Logan. Mr. Everitt stated that he would like to subcontract with his son. Mr. Everitt stated that he would like to purchase surplus medical equipment and find other uses for it. Ruth P. Maughan stated that the application lists storage. Ms. Maughan asked if the storage is in the shed behind his home, and if Mr. Everitt would store the surplus at home. Mr. Everitt stated yes, and that it would be small enough to fit in his garage. Ms. Maughan asked if people would come to his home to look at the surplus. Mr. Everitt stated that he would run ads on ksl.com. Ms. Maughan asked if he would sell the surplus directly from his home. Mr. Everitt stated yes. Paul Egbert asked if Mr. Everitt would use less than 25% of his home. Mr. Everitt stated yes. Mr. Egbert asked if there would be

any additional employees. Mr. Everitt stated no. Jerald Leishman asked Mr. Everitt what type of surplus equipment there was. Mr. Everitt stated that it is medical surplus equipment. Mr. Everitt stated that he found an IV stand, and has made it into a coat and hat rack for his home. Mr. Leishman asked if there would be any hazardous materials. Mr. Everitt stated no.

At 6:13 p.m., the public hearing was closed.

After discussion, Paul Egbert made a motion, seconded by Jerald Leishman, to approve a request from William Everitt for a conditional use for a Level 1 “Home Occupation” from handyman services and internet sales from his home at 495 North 150 East.

YEA 3
Paul Egbert
Jerald Leishman
Ruth P. Maughan

NAY 0

Second, received public input, then consider for approval a request from Dwight Atkinson for a conditional use for a Level 2 “Home Occupation” to operate a construction company from his home at 181 East 200 South. Mr. Atkinson stated that he moved here from Millville where he operated his business from. The State of Utah needs a physical address of the business. Mr. Atkinson stated that his accountant lives in Smithfield where the employees pick up their paychecks. All lumber and other supplies will be delivered to the job site. He will have a computer at his home that he will do invoicing from. He will not conduct business out of his home. Paul Egbert stated that the application shows a work trailer. Mr. Atkinson stated that it is a dump trailer that he stores to the side of his home. Jerald Leishman asked if there will be any other equipment stored at the home. Mr. Atkinson stated that he does have a work truck that has tools in the back that is parked inside of the garage.

At 6:15 p.m., the public hearing was closed.

After discussion, Paul Egbert made a motion, seconded by Jerald Leishman, to approve a request from Dwight Atkinson for a conditional use for a Level 2 “Home Occupation” to operate a construction company from his home at 181 East 200 South with the condition that the storage doesn’t extend to other work vehicles or equipment other than what has been discussed.

YEA 3
Paul Egbert
Jerald Leishman
Ruth P. Maughan

NAY 0

Robert Bolton was to meet with the Planning Commission to discuss the truck stop. Mr. Bolton was not in attendance to this meeting.

The Planning Commission discussed the road master plan in the CH, Highway Commercial zone. Don Hartle stated that Councilman Carl Leatham asked that this item be placed on the agenda. Mr. Leatham stated that he didn’t ask for it. Mr. Leatham stated that maybe Paul Egbert asked for this item to be placed on the agenda. Mr. Egbert stated that he didn’t ask for it. Mr. Hartle stated that he messed up.

Don Hartle handed out a copy of the letter that was sent to South Valley RV from City Attorney Bruce Jorgensen. It was mailed out yesterday. Mr. Hartle stated that Wellsville City will wait for a response from South Valley RV.

At 6:20 p.m., Jerald Leishman made a motion, seconded by Paul Egbert, to adjourn the meeting.

YEA 3

Paul Egbert
Jerald Leishman
Ruth P. Maughan

NAY 0

Ruth P. Maughan
Chairperson