

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, January 27, 2010 at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman Loyal Green, Russell Glenn, Jaye Colling, Carl Leatham, and John Spence. Also present were City Manager/Recorder Don Hartle, City Planner Jay Nielson, and City Councilmen Ron Case. A copy of the Notice and Agenda was faxed and emailed to the Herald Journal and mailed to the Planning Commission on January 22, 2010. The meeting was called to order at 6:00 p.m.

Others Present: Jennifer Leishman Leonard Mackey
Brent Parker Gary Hansen
Heber Hardman Chad Carlston

Opening Ceremony: Carl Leatham

Loyal Green reviewed the agenda with the Commission. After review, Jaye Colling made a motion, seconded by John Spence, that the agenda be approved as presented.

Yea 5 Nay 0
Russell Glenn
Jaye Colling
Loyal Green
Carl Leatham
John Spence

The Commission reviewed the minutes for the Commission meeting which was held on January 13, 2010. There were word changes on line 40. After review, John Spence made a motion, seconded by Jaye Colling, that the minutes of the January 13, 2010 meeting be approved with the corrections.

Yea 5 Nay 0
Russell Glenn
Jaye Colling
Loyal Green
Carl Leatham
John Spence

At 6:05, the Planning Commission conducted a public hearing to receive public input and consider for approval a request from Leonard Mackey for a conditional use to operate a business known as "Mackey Catering" from facilities at 91 East Main. Said property is in the CN, Neighborhood Commercial zone. Mr. Mackey stated that he is renting the building from Ted Ricks, where the old Wellsville Market used to be. Mr. Mackey would like to open a small deli during the day, and have a rotisserie grill with different meats on the weekends. Mr. Mackey stated that his primary business is catering. John Spence asked if Mr. Mackey owned any catering vehicles. Mr. Mackey stated that he owned a 38-foot goose-neck trailer with an enclosed kitchen, a 1-ton dully, and 1 van. Mr. Spence asked if all of these vehicles would be parked next to the building. Mr. Mackey stated that he didn't know how deep the property was, but that the trailer would be parked there for sure. Don Hartle stated that he didn't think there was enough property to park all of the catering vehicles behind the building. Loyal Green asked about the health and safety of the building. Mr. Mackey stated that he has hired Kevin Tingey to upgrade the electrical part of the building. Mr. Mackey stated that they are upgrading the bathroom, building another bathroom, and at least 1 of the bathrooms would be ADA assessable. Mr. Mackey stated that they are also upgrading the kitchen area. Mr. Green asked if the health department will inspect the building. Mr. Mackey stated yes. Mr. Green asked when Mr. Mackey would be opening his business. Mr. Mackey stated that he would have liked to open by Valentine's day, but things have been pushed back, so he doesn't know a tentative date as of yet. Mr. Mackey stated that Mr. Ricks gave him 45 days to complete the upgrades before he would start charging them rent on the building. Carl Leatham asked about fire suppression. Mr. Mackey stated that he has contacted the Cache County Fire Department to discuss fire suppression. Mr. Mackey stated that the fire department has to inspect the building also. Mr. Green asked what the hours of business would be. Mr. Mackey stated that he would be opened mostly during

the day, and would like to be opened on Friday and Saturday nights until 8 or 9 depending on customer flow. Mr. Spence asked if he would have any signs. Mr. Mackey stated that he would like to replace the awning, and have a sign on the awning that said 'Mackey Catering'. Ron Case asked if he couldn't park all of the catering vehicles behind the building, where would he park them. Mr. Mackey stated that he has room in his own driveway and access to other property. Mr. Hartle stated that if he wants a sign, he will need to submit an application for a sign. Mr. Spence stated that Wellsville City has a sign ordinance that will give him some direction. Mr. Green asked if he had any employees. Mr. Mackey stated that he employs mostly family, but he does have 1 girl working for him, and he will be hiring his friend this weekend. Russell Glenn asked if he had done business somewhere else. Mr. Mackey stated that he and his brother had a sole proprietorship since 2000, and incorporated in January of 2009. Mr. Mackey stated that he has cooked at many fairs and farmer's markets. After discussion, Jaye Colling made a motion, seconded by John Spence to approve a request from Leonard Mackey for a conditional use to operate a business known as "Mackey Catering" from facilities at 91 East Main.

YEA 5

Russell Glenn
Jaye Colling
Loyal Green
Carl Leatham
John Spence

NAY 0

Gary Hansen met with the Planning Commission to discuss possible townhomes. Brent Parker stated that Mr. Hansen moved into the community 3 years ago. He has built large buildings at Utah State University. Mr. Hansen is interested in purchasing the property that is north of the Gunnell apartments that is about 75 North Center. Brent Parker stated that because of the restriction in zoning, young families are unable to move into Wellsville because there is no affordable housing. Wellsville City is pushing young families out of the community into neighboring communities that have townhomes. There is one owner for each townhome. There is also an HOA that maintains the landscaping and the snow removal. This allows for high density in a small area. There are a lot of different zones in Wellsville City; from ¼ acre up to 5-acre lots. Rezoning this property for townhomes would allow young families to purchase a unit and build some equity. Mr. Parker stated that he thinks there is a need in the community for a project like this, and would like this issue to be given some consideration. Gary Hansen stated that each unit is about 1,300 to 1,500 square feet. There will be a 1 to 2 car garage. The units will have 3 bedrooms and 3 bathrooms each. Mr. Hansen stated that he doesn't build a cheap product. From what he has seen, there is a need for this type of project in the community, and would like to know if the Planning Commission is open to this idea. Loyal Green stated that this property is in the RM-4 zone, which allows 2, 3, or 4 families on each individual lot. Mr. Green asked why the property would need to be rezoned. Don Hartle stated that this property is in the R-1-12 zone, and he has never dealt with townhomes before. Mr. Hartle stated that he discussed water and sewer hookup and impact fees with Mr. Hansen, which is \$12,658 per unit. Mr. Hansen stated that the water and sewer hookup and impact fees would be prohibitive economically to this project. Mr. Hansen is wondering if 1 water line could service all 7 units. Mr. Hartle stated that each building purchased a water hookup on the 4-plex's that are owned by the Gunnell's. Mr. Hartle stated that the Gunnell apartments are in the RM-4 zone, but that is the north boundary of that zone. Jay Nielson stated that the code allows for (1) 4 attached structure per block. Mr. Parker stated that in other communities, there are 6 to 10 units per building. Mr. Green asked what the size of the property is. Mr. Parker stated that it is ½ acre. Mr. Hansen stated that with the way he has it figured he can put 7 units on ½ acre. Russell Glenn asked if all 7 units would be attached. Mr. Hansen stated yes. Mr. Parker stated that what makes these townhomes attractive is that they sell for \$100,000 to \$125,000 per unit. Mr. Green asked about extra parking. Mr. Hansen stated that each unit would have at least a 1-car garage, and that another car can be parked behind the garage. Mr. Green asked if there is a requirement for a fire lane. Mr. Hansen stated that the property is 200' deep, and that there is a fire hydrant close to the north property line. Mr. Green stated that in a project like this, there has to be open space. Mr. Hansen stated that there is between 6,000 to 8,000 square feet of landscaped area. Mr. Parker stated that another attraction is the City park that is close by. Mr. Green then asked for some advice from City Planner Jay Nielson. Jay Nielson referred back to the General Plan and code, which is very specific. Mr. Nielson read from the current General Plan. Mr. Nielson stated that his advice is to consider the rezoning on

the merits of the rezone and not on a project. If it makes sense to rezone the property, than that is what the Planning Commission should do. Mr. Nielson stated that Logan City is turning away from concentrating high density multi-family dwellings in a specific place. Mr. Parker stated that Mr. Nielson gives good council, which he agrees with, but it doesn't work for Wellsville City because there is nothing available for young families to purchase in the community. Mr. Parker stated that Logan and Smithfield are building townhomes, Nibley is adding townhomes along Highway 89/91, and Hyrum is building a 170-unit townhome project. Ron Case asked if there is other property available to purchase to build these townhomes on. Mr. Parker stated that it is a challenge because if a 4-plex is built on a ½ to 1 acre lot, then neighbors start to complain. Mr. Nielson stated that the Planning Commission has worked on 5 to 6 projects in the past 10 years dealing with multiple family dwellings. Mr. Nielson stated that 50% of these types of projects are owned by investor that then rent them. There are no guarantees that the units will be owner occupied. Mr. Hansen stated that can be the same case with homes. Mr. Nielson agreed. Mr. Hartle asked if the code allows for 4 townhomes on a piece of property. Mr. Nielson stated yes. Mr. Hartle asked if the townhomes have common walls. Mr. Hansen stated yes. Mr. Hartle stated that he didn't know of anyone that would approve of 7 units on 1 water connection. Mr. Parker asked if there could be multiple 4-plex units on an acre. Mr. Nielson stated that if the Planning Commission wanted to depart from tradition, so be it. Mr. Parker asked if the Planning Commission was willing to rezone the property. Mr. Green stated that if this is something that the Planning Commission is interested in, then they need to move forward with this project. Mr. Green referred to Envision Cache Valley, where they suggested building within the community before branching out into the county. There are many pros and cons to this issue. There are a lot more of these types of developments in other communities than is Wellsville City, which can be good or bad. Carl Leatham stated that he can see both points. There is a need for more affordable housing in Wellsville City, as well as retirement housing. With this property, Mr. Leatham is concerned that there is already a multi-family dwelling next door. Mr. Leatham stated that the townhomes could look nice, but that they could also clash with what is already there. Russell Glenn stated that Mr. Parker makes a good point that there is a need for affordable housing in Wellsville City, but is convinced that there is plenty of capacity within the community where existing code and zoning would accommodate this type of project quite well and that attractive 4-unit townhome structures could be built to sell in the "affordable" price range. Wellsville City doesn't want huge multi-family dwellings. Mr. Glenn stated that the General Plan and Wellsville City code are both very good plans that are in place. Mr. Glenn likes that there are multi-family dwellings mixed with single family homes. Mr. Nielson stated that the Wellsville City code allows for 12 units per acre. This opens up more property. Mr. Nielson understands that this is not easy, but the rezone process is not easy either. Mr. Parker stated that what Wellsville City has now is not working. Mr. Hartle referred to the apartments at 50 East 100 South, and 150 West 200 South. The apartments at 150 West 200 South were built under the new code. Mr. Hartle stated that having 1 multi-family dwelling per block disperses them out. Mr. Parker thanked the Planning Commission for their time.

The Planning Commission discussed the upcoming public hearing on the revised General Plan. Don Hartle stated that he sent out a copy of the General Plan for the Planning Commission to review. The public hearing will be held on February 10, 2010. Mr. Hartle asked if there was any input from the Planning Commission concerning changes to the General Plan. Loyal Green stated that with the new Land Use tables and code, there is some language that needs to be changed. An example is Highway Commercial needs to be changed to General Commercial. Jay Nielson stated that the General Plan needs to be adopted because it guides the work of the Wellsville City code. Russell Glenn asked what has changed in the updated version of the General Plan. Mr. Nielson stated that he has added maps and enhancements to the street pattern.

The Planning Commission continued the workshop on the land use tables and code.

At 7:35 p.m., John Spence made a motion, seconded by Carl Leatham, to adjourn the meeting.

Yea **5**

Russell Glenn

Jaye Colling

Loyal Green

Carl Leatham

John Spence

Nay **0**

Loyal Green

Chairman