

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, June 23, 2010 at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman Loyal Green, Russell Glenn, Jaye Colling, John Spence, and M. Kent Larsen. Also present were City Manager/Recorder Don Hartle, City Planner Jay Nielson and City 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 June 18, 2010. The meeting was called to order at 6:00 p.m.

Others Present: Jennifer Leishman Robert Kurek
Dave Kurek Jeff Jackson

Opening Ceremony: M. Kent Larsen

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.

<u>Yea</u> 5	<u>Nay</u> 0
Russell Glenn	
Jaye Colling	
Loyal Green	
John Spence	
M. Kent Larsen	

The Commission reviewed the minutes for the Commission meeting which was held on June 9, 2010. There were word changes on lines 77 and 81. After review, M. Kent Larsen made a motion, seconded by Russell Glenn, that the minutes of the June 9, 2010 meeting be approved with the corrections.

<u>Yea</u> 5	<u>Nay</u> 0
Russell Glenn	
Jaye Colling	
Loyal Green	
John Spence	
M. Kent Larsen	

Robert Kurek met with the Planning Commission to discuss the potential for a R.V. repair shop at 252 East 760 South. Mr. Kurek stated that the building he is referring to is where Cache Valley Sign was located. Mr. Kurek stated that he has discussed with Lance Gunnell, the owner of the building, about opening a R.V. repair shop. Mr. Kurek stated that the building is in a good location. The building has the doors on it that are needed for trailers. Mr. Kurek hopes that the R.V. repair shop will take off. Loyal Green asked if there is enough room outside for trailers. Mr. Kurek stated that the trailers would be repaired by appointment only. Mr. Kurek stated that he doesn't want trailers parked around the building. Mr. Kurek stated that having trailers parked around the building is a liability for them and an eyesore for the City. Mr. Kurek thinks that there is currently enough room for 5 to 6 trailers. Mr. Kurek stated that he has talked with Mr. Gunnell about a gate in order to secure the site, but that would be in the future. M. Kent Larsen asked if Mr. Kurek does this type of work now. Mr. Kurek stated no; it has always been a side job. Mr. Kurek is currently employed as a truck driver, and his brother, Dave Kurek, is currently employed as a heavy equipment operator. John Spence asked what the hours of the shop would be. Mr. Kurek stated that the hours would be 8 a.m. to 5 p.m. Mr. Larsen asked if a majority of the repairs would be done inside of the building. Mr. Kurek stated yes, unless someone pulls up and the repair can be completed inside of the trailer. Mr. Kurek stated that he understands that there are neighbors that are close, and he doesn't want to disturb them. Mr. Spence asked what the zoning of the property that the building is located on is. Don Hartle stated that it is CH, Highway Commercial. Mr. Spence stated that he thinks this is a good venture, and if an application is brought to the Planning Commission, there would be some conditions put on the business, such as keeping the property cleaned and the repairs are to be done inside of the building. Mr. Green stated that this would be a conditional use, and that the Planning Commission can and would put conditions on the business. Mr. Green asked if Jay Nielson has any comments. Mr. Nielson stated that this issue would have to be run through the conditional use process.

Mr. Larsen asked where Mr. Kurek and his brother reside. Mr. Kurek stated that he lives in Wellsville, and his brother lives in Hyrum. Russell Glenn thinks that this venture is doable, as long as it fits within the permitted uses as a conditional use in the CH, Highway Commercial zone. Mr. Glenn stated that it is a matter of issuing a formal presentation. Jaye Colling stated that he agrees with Mr. Glenn, and would like to see a proposal come before the Planning Commission. Mr. Spence stated that this type of business would be great for this end of Cache Valley, and feels that there is a big need for it. Mr. Larsen stated that he likes the idea, and would support it. Mr. Larsen would like to see that the conditions are met, and is glad to see vacant buildings occupied in the City. Mr. Green stated that it is the responsibility of the Planning Commission to see that there is compatibility between zones. Mr. Green would like to see Mr. Kurek come back to the Planning Commission with a proposal, and would also like to see Mr. Kurek protect the current residents around this property as much as possible. Mr. Green stated that the Planning Commission would be in favor of Mr. Kurek submitting a formal proposal. Mr. Kurek will obtain an application from Mr. Hartle. Mr. Nielson stated that this discussion has given Mr. Kurek permission to apply for a condition use. The conditional use will be advertised as a public hearing.

Jeff Jackson, representing Visionary Homes, discussed with the Planning Commission, a concept plan for the property on the north side of 300 South from 200 East to 300 East. Mr. Jackson stated that he built a home for Gary and Shelly Saxton. Sharon Poppleton has approached Mr. Jackson about building a subdivision on the 5 acres that she owns. Mr. Jackson stated that he hasn't studied Wellsville City's code a lot. Mr. Jackson stated that he has stayed away from a through street on 200 East because of the grade change. Mr. Jackson asked what type of improvements for the subdivision would be required, and is looking for any feedback from the Planning Commission. Don Hartle stated that he had Mr. Jackson attend the Planning Commission meeting because Wellsville City doesn't allow cul de sacs, unless there are special circumstances. John Spence asked what the width of the cul de sac road is. Mr. Jackson stated that he thinks it is a 60-foot cross section. Mr. Hartle stated that Wellsville City requires a 99-foot road. Mr. Spence stated that if the cul-de-sac is removed, Mr. Jackson may lose 1 lot within the subdivision. Mr. Jackson stated that they would use the side streets to gain access to the lots. Russell Glenn stated that he drew up an alternate plan, and came up with the same number of lots. Mr. Jackson stated that Mrs. Poppleton's home resides on lot 1. Mr. Glenn stated that explains why lot 1 is so big. Mr. Jackson asked about roads being in front and in back of homes. Jay Nielson stated that it is almost impossible with the requirement of 99-foot roads. Mr. Nielson stated based on his calculation, Mr. Jackson would be able to work 9 lots very easily. Mr. Jackson asked if there is sewer on 300 East and 300 South. Mr. Hartle stated yes. Mr. Jackson asked if there was sewer on 200 East. Mr. Hartle stated no. Mr. Jackson stated that the roads in this section of the City are dirt and/or gravel, and asked if he would be required to asphalt one-half of the road. Mr. Hartle stated that Mr. Jackson would be required to improve the entire road. Mr. Jackson asked if sidewalk would be required on both sides of the road. Mr. Nielson stated that it would only be required on one side of the road. Mr. Jackson asked if the utilities would have to run from one property line to another. Mr. Hartle stated yes. Mr. Jackson asked what the standard width of asphalt is. Mr. Hartle stated that it is 22 feet. Mr. Jackson thanked the Planning Commission for their time and input.

The Planning Commission continued the workshop on revisions to the land use tables.

After Mr. Kurek left the meeting, a discussion concerning R.V. repair shops took place, and it was decided that Mr. Kurek would need to make an application to amend the code to specifically allow repair of R.V. trailers and motorhomes.

John Spence asked if Mr. Jewkes had rented the building from Mike & Connie Leishman for his furniture shop. Don Hartle stated that he hasn't heard anything concerning this issue.

Don Hartle stated that he has inspected the business of Ryan Higbee, and Mr. Higbee has complied with the conditions that were given to him when he applied for his conditional use for a Level 1 "Home Occupation".

Don Hartle stated that the City Council will review the General Master Plan on July 7, 2010

At 6:53 p.m., John Spence made a motion, seconded by Jaye Colling, to adjourn the meeting.

Yea **5**

Russell Glenn

Jaye Colling

Loyal Green

John Spence

M. Kent Larsen

Nay **0**

Loyal Green

Chairman