

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, January 12, 2011, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman Loyal Green, 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 January 7, 2011. The meeting was called to order at 6:00 p.m.

Others Present: Jennifer Leishman Dan Richardson Bryan Palmer

Opening Ceremony: John Spence

Commission members Russell Glenn and Jaye Colling were excused from this meeting.

Loyal Green reviewed the agenda with the Commission. Don Hartle added Bryan Palmer to the agenda. After review, M. Kent Larsen made a motion, seconded by John Spence, that the agenda be approved with the addition.

<u>YEA 3</u>	<u>NAY 0</u>
Loyal Green	
John Spence	
M. Kent Larsen	

The Commission reviewed the minutes for the Commission meeting which was held December 8, 2010. After review, John Spence made a motion, seconded by M. Kent Larsen, that the minutes of the December 8, 2010 meeting be approved as presented.

<u>YEA 3</u>	<u>NAY 0</u>
Loyal Green	
John Spence	
M. Kent Larsen	

Dan Richardson met with the Planning Commission to discuss a possible building lot in the Mount Sterling Estates subdivision. Mr. Richardson stated that he purchased lot #8 in the Mount Sterling Estates subdivision and built a home on the lot about 1 year ago. He would like to propose to the Planning Commission to redefine the boundaries of lot #8. He owns 3.89 acres, and he would like to divide his lot in to 2 lots, and the additional lot would be separate from the subdivision. Loyal Green asked how Mr. Richardson would access the new lot. Mr. Richardson stated that he would use the same right-of-way that Wellsville City uses to access the existing Lindley water tank. Mr. Green stated that the Planning Commission followed the Wellsville City code when the Mount Sterling Estates subdivision was developed. The Planning Commission can't change lots or open space that is part of the Mount Sterling Estates subdivision. John Spence stated that in lot #8, the area where the house is built is the only area that doesn't have a 20% slope, which is unbuildable area as defined by the Wellsville City code. Jay Nielson asked where the frontage for the new lot is. Mr. Richardson stated that they would cross the bridge concerning frontage when they got to it. Mr. Nielson stated that they are at that bridge. Mr. Nielson stated that an individual can't create frontage just because they want to divide their lot. Mr. Spence stated that the Mount Sterling Estates subdivision has been adopted and recorded. Mr. Spence stated that there is no frontage, so therefore, there can be no lot. Don Hartle explained a development that has a total of 100 acres, and based on the Wellsville City code, 40 acres has to be open space, and the density is based on the remaining 60 acres. That has already been done with the Mount Sterling Estates subdivision. Mr. Spence stated that there are a lot of formulas that go into a subdivision. Mr. Richardson thanked the Planning Commission for their time.

Bryan Palmer met with the Planning Commission to discuss a building permit for 3 dome-shaped greenhouses at his home at 230 East Main. Don Hartle stated that Mr. Palmer has a non-conforming lot. Mr. Palmer has 66 feet of frontage instead of 82 ½ feet of frontage. Mr. Hartle stated that Mr. Palmer would have to go before the Board of Adjustments to get a variance, submit an application for a conditional

use permit, and obtain a business license. Mr. Palmer submitted a plot plan. Mr. Hartle asked for some advice from the Planning Commission on how to proceed. Bryan Palmer stated that there is grant money that he would like to be able to obtain and add 3 greenhouses to his property. Mr. Palmer stated that he would be growing herbs and produce in these greenhouses. Loyal Green asked if the greenhouses are permanent structures. Mr. Palmer stated that they are a metal frame with plastic over and around them that is rated at 5 years. John Spence asked what type of produce would be grown in the greenhouses. Mr. Palmer stated that it depends on the time of year. Mr. Green stated that Mr. Palmer's home is in the R-1-12 zone, which allows accessory buildings with a home occupation, but is allowed to only use so much of the property for the home occupation. Jay Nielson suggested a Level 2 Home Occupation. The Planning Commission reviewed the requirements, which is part of Wellsville City code 10-11-18. Mr. Green stated that no more than 25% of the rear yard is allowed for the home occupation use. Mr. Hartle stated that per the plot plan Mr. Palmer submitted, his rear yard has 7,788 square feet. At 25% of that, he would be allowed to have a total of 1,947 square feet. He currently has 2 buildings totaling 164 square feet; therefore, the 3 greenhouses could not exceed 1,783 square feet. Mr. Green asked about employees. Mr. Nielson stated that Mr. Palmer would be allowed 2 employees in addition to the residents of the home. Carl Leatham asked if Mr. Palmer owns a trailer. Mr. Palmer stated yes. Mr. Leatham stated that the trailer will need to be parked behind the front of the home. Mr. Spence stated that he wanted to make Mr. Palmer aware that people come through the Planning Commission and skim through what it is they want to do. Mr. Spence stated that this is Main Street Wellsville and he doesn't want the residential area along Main Street Wellsville to look like a business. Mr. Palmer stated that this is a very green business that employs Wellsville City kids. Mr. Spence stated that he didn't care about a business being green; he wants to keep Main Street Wellsville looking like a residential street. Mr. Hartle stated that he will give Mr. Palmer a copy of the code and an application. Mr. Palmer will proceed from there.

The Planning Commission continued their workshop on the new sign code.

The Planning Commission continued their discussion of the sign code as it relates to the signs for subdivisions.

Jay Nielson stated that the Utah League of Cities and Towns is working on a new sign code for the state, and asked that the sign code be put on hold until their new sign code is completed.

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

Jay Nielson stated that it is hard to review 20 pages at a time when each page may refer to another page that the Planning Commission hasn't received it. It was decided that once Mr. Nielson has the land use tables and code completed, the workshop concerning the revisions would be continued.

At 6:55 p.m., John Spence made a motion, seconded by M. Kent Larsen, to adjourn the meeting.

YEA 3
Loyal Green
John Spence
M. Kent Larsen

NAY 0

Loyal Green
Chairman