

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, January 28, 2009 at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman Loyal Green, Russell Glenn, Jaye Colling, Carl Leatham, and Richard Rawlinson. Also present were City Planner Jay Nielson and City Councilman Ron Case. A copy of the Notice and Agenda was faxed to the Herald Journal and mailed to the Planning Commission on January 23, 2009. The meeting was called to order at 6:00 p.m.

Others Present: Jennifer Leishman Kiesha Baldwin
Zach Tippets Craig Tippets
Mitch Okelberry Janet Okelberry

Opening Ceremony: Loyal Green

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

Yea 5 Nay 0
Russell Glenn
Jaye Colling
Loyal Green
Carl Leatham
Richard Rawlinson

The Commission reviewed the minutes for the Commission meeting which was held on January 14, 2009. There were word corrections on lines 66 and 109. After review, Jaye Colling made a motion, seconded by Carl Leatham, that the minutes of the January 14, 2009 meeting be approved with the corrections.

Yea 5 Nay 0
Russell Glenn
Jaye Colling
Loyal Green
Carl Leatham
Richard Rawlinson

The Planning Commission considered for approval the final plat of the Baldwin subdivision (1 additional building lot) on property at 141 East 200 South. Ron Case stated that the City Council discussed the preliminary plat, and that it was approved with the same conditions that the Planning Commission approved the preliminary plat with. There is a question about the drain line, and the City Council asked that Mr. Baldwin not disturb the drain line, or that it be moved so that it doesn't affect the neighbors. Carl Leatham stated that the City Engineer had 4 things concerning the preliminary plat that needed to be addressed. Mr. Case stated that those items were taken care of before it was approved by the City Council. Russell Glenn asked where the drain line is. Mr. Case stated that at the back of the property of lot #2, the ground dips down and that it where the drain line is believed to be. Kiesha Baldwin stated that they believe that there is enough property in front of the drain line to build the home and the drain line will not be disturbed. Mr. Case stated that Mr. Baldwin stated in previous meetings that since they have quit irrigating the field, the current home has never flooded, which it used to all the time. Jaye Colling asked if anyone knows about the drain line. Mr. Case stated that the City Council knew nothing about the drain line. Mrs. Baldwin stated that they have installed a PVC pipe to watch the water level, but the water level never gets very high. Mrs. Baldwin stated that they have done their best to test the water level. Richard Rawlinson asked what kind of impact the home will have on the drain line. Mrs. Baldwin stated that she hopes to be able to build in front of the drain line. Mrs. Baldwin stated that they are not sure where the drain starts. Mrs. Baldwin stated that they hope to have a walk-out basement as part of the new home. Loyal Green stated that there is an overhead power line that needs to be removed or replaced and put underground, or they need a letter from Rocky Mountain Power concerning the safety issues. Mr. Green stated that they will be unable to begin building until the overhead power line is taken care of, so it would be best to address the issue now. Mrs. Baldwin stated all of the overhead power lines that she

is aware of, but she thinks that they are all part of the existing home. Mr. Green stated that there is a note attached to the final plat concerning the overhead power lines, so they need to look into this issue. Mr. Glenn stated that the existing home is more forward than the new home would be allowed. After discussion, Richard Rawlinson made a motion, seconds by Carl Leatham to approve the final plat of the Baldwin subdivision (1 additional building lot) on property at 141 East 200 South.

Jay Nielson stated that Don Hartle has him working on the codification of the old code. Mr. Nielson stated that he gave his latest changes to Mr. Hartle on Tuesday morning.

Loyal Green asked for a time table as to when the Planning Commission would receive the permitted uses in the commercial zone. Jay Nielson stated that he hoped to have the first phase to the Planning Commission tonight, but because of the project that Don Hartle has him working on, he hopes to have something to the Planning Commission by February 25, 2009.

At 6:145 p.m., Russell Glenn made a motion, seconded by Jaye Colling, to adjourn the meeting.

Yea 5

Russell Glenn
Jaye Colling
Loyal Green
Carl Leatham
Richard Rawlinson

Nay 0

Loyal Green
Chairman