

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, April 8, 2015, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairwoman Ruth P. Maughan, Chris Clark, Paul Egbert, and Brian Pattee. Also present were City Manager/Recorder Don Hartle, City Planner Jay Nielson, 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 April 3, 2015. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

Others Present: Jennifer Leishman Jevan Weeks Scott Archibald
Brayden Sparrow Thayne Rasmussen Neil Hawkins
Susan Hawkins Gary Hawkins Diana Cowley
Mike Cowley Darrell Cowley Fred Woodward
Scott Gary Arlyn Brenchley Jonathan Cook

Opening Ceremony: Brian Pattee

Planning Commission member Jerald Leishman was excused from this meeting.

Ruth P. Maughan reviewed the agenda with the Commission. After discussion, Chris Clark made a motion, seconded by Brian Pattee, that the agenda be approved as presented.

YEA 4 NAY 0
Chris Clark
Paul Egbert
Ruth P. Maughan
Brian Pattee

The Commission reviewed the minutes for the Commission meeting which was held March 25, 2015. There was a word change on line 74. After review, Paul Egbert made a motion, seconded by Brian Pattee, to approve the minutes of the March 25, 2015 meeting as with the change.

YEA 4 NAY 0
Chris Clark
Paul Egbert
Ruth P. Maughan
Brian Pattee

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

Receive public input, then consider for approval a request from Jevan Weeks for a conditional use for a Level 2 "Home Occupation" to operate a window covering business out of his home at 795 East 400 North. Jevan Weeks stated that he will be selling blinds and shades from his home. Mr. Weeks will meet the client at their home to show samples. There will be shipments coming to his home from FedEx and UPS. Ruth P. Maughan stated that the application shows that Mr. Weeks will be using his garage for storage. Mr. Weeks stated that is correct. Chris Clark asked if there would be any signage for this business. Mr. Weeks stated no. Paul Egbert asked how many conditional use permits there were for this parcel. Mr. Weeks stated that the corner parcel that is used for Weeks Berries is a separate parcel.

At 6:07 p.m., the public hearing was closed.

After discussion, Brian Pattee made a motion, seconded by Chris Clark, to approve a request from Jevan Weeks for a conditional use for a Level 2 "Home Occupation" to operate a window covering business out of his home at 795 East 400 North.

YEA 4 NAY 0
Chris Clark

Paul Egbert
Ruth P. Maughan
Brian Pattee

The Planning Commission continued consideration for approval of the Concept Plan for the Wellsville Landing Subdivision (previously called the Wellsville Heights Subdivision) consisting of a total of 11 lots on property on the north side of 300 South between 200 East and 300 East. Scott Archibald stated that there was an updated Concept Plan for this subdivision, and would answer any questions. Ruth P. Maughan asked if Mr. Archibald had met with Arlyn Brenchley concerning the ditch and if it was resolved. Mr. Archibald stated not 100 percent, no. Ms. Maughan stated that her concern is that she didn't know how anyone would get into lot #1. Mr. Archibald stated that it would be a steeper driveway. They would pull the grade back to 2:1 or 1.5:1 slope to make the access. Ms. Maughan asked about lot #2. Mr. Archibald stated that it would be the same way, but not as steep. Mr. Archibald stated that his concern is 200 East. The flat part of the property is 22 feet, which is what is required for asphalt. There is to be a 4-foot shoulder on each side of the road. Don Hartle stated from 300 South to the north end of the property, there is room to do it. Mr. Hartle stated that they don't want to cut into the bank at the Bailey property. Mr. Hartle stated up where the property narrows, there could be collection boxes with pipe installed. There is a collection box at 200 South 200 East. Brian Pattee asked if the collection boxes are for storm water. Mr. Hartle stated yes. Ms. Maughan asked about the width of the road. Mr. Hartle stated that there is nothing anyone can do about the width of the road. Paul Egbert stated that the steepest part of the slope becomes City property. Mr. Egbert suggested shifting the road 4 feet in order to have a shoulder. Mr. Hartle stated that as the subdivision is designed, the developer would have to look at all of the options. Mr. Egbert stated that Wellsville City wants a stable slope. Ms. Maughan asked Arlyn Brenchley is the northwest corner of the property that has sluffed off is because of the irrigation water. Arlyn Brenchley stated yes, some of it. Mr. Egbert asked if Wellsville City is concerned about the west side and considered adding a guard rail to protect the steep slope. Mr. Brenchley stated that it is a short drop off. Mr. Egbert stated that he would like to see how the road will work and the driveways will fit. Mr. Archibald stated that it is hard to show the driveways because it is up to the individual who purchases the lot. Mr. Egbert stated that he is looking for general pictures of driveways. Mr. Archibald stated that he could show the Planning Commission some general/possible situations of driveways for the lots. Mr. Egbert asked about sewer and water. Mr. Archibald stated that there is enough property to put a manhole on top. Mr. Hartle stated that sewer and water are part of the Preliminary Plat. Brian Pattee stated that the issue with manholes is access. Mr. Egbert stated that the details concerning sewer and water will come in the next phase. Ms. Maughan stated that this Concept Plan looks much better than the last one. After discussion, Brian Pattee made a motion, seconded by Paul Egbert, to approve the Concept Plan for the Wellsville Landing Subdivision (previously called the Wellsville Heights Subdivision) consisting of a total of 11 lots on property on the north side of 300 South between 200 East and 300 East.

YEA 4
Chris Clark
Paul Egbert
Ruth P. Maughan
Brian Pattee

NAY 0

City Planner Jay Nielson conducted a workshop on Chapters 10.40, 10.41, and 10.43 of the proposed new Land Use code.

At 8:00 p.m., Paul Egbert made a motion, seconded by Chris Clark, to adjourn the meeting.

YEA 4
Chris Clark
Paul Egbert
Ruth P. Maughan
Brian Pattee

NAY 0

Ruth P. Maughan
Chairperson