

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, June 10, 2015, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairwoman Ruth P. Maughan, Chris Clark, and Paul Egbert. 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 June 5, 2015. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

<u>Others Present:</u>	Jennifer Leishman	Elmo Caballero	Madison Caballero
	Kent Bankhead	DeVon Mathews	Diane Mathews
	Jeff Ricks	Vickie Ricks	Todd Horman
	Randy Wall	Zan Sharp	Jason Lundahl
	Jeff Nielsen	Sam Winward	James Parker
	Jonathan Cook	Rick Stednitz	Scott Gary
	Eileen Burbank	Brian Burbank	Chris Breinholt

Opening Ceremony: Chris Clark

Planning Commission members Jerald Leishman and Brian Pattee were excused from this meeting.

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

<u>YEA 3</u>	<u>NAY 0</u>
Chris Clark	
Paul Egbert	
Ruth P. Maughan	

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

First, receive public input, then consider making a recommendation to the City Council on a request from Establado Caballero that his property at 4633 South Highway 89/91 (property tax ID #'s 11-088-009 and 11-088-0034) be rezoned from RA-1 to RA-1/2. Madison Caballero stated that the current zone is RA-1. They would like to build a home, and need to rezone the property to RA-1/2 for frontage. There was no public comment.

At 6:08 p.m., the public hearing was closed.

Paul Egbert asked what the current frontage is. Madison Caballero stated that she didn't know. Don Hartle stated that between the 2 lots, there is 216 feet of frontage. Mr. Egbert stated that a lot in the RA-1 zone needs 100 feet of frontage, so he doesn't understand why the property needs to be rezoned. Mr. Egbert suggested a lot line adjustment. Mr. Hartle stated that they need to account for open space. Mr. Hartle stated that in the RA-1 zone, 40% is required for open space, whereas, in the RA-1/2 zone, 35% is required for open space. City Planner Jay Nielson stated that the property is adjacent to the RA-1/2 zone. Ruth P. Maughan asked where Ms. Caballero wanted to build the home. Ms. Caballero pointed out the area where they would like to build a home. The property where Ms. Caballero would like to build a home is part of the county, and not in Wellsville City limits. The annexation process was discussed. Ms. Maughan asked what the first step in the annexation process is. Mr. Hartle stated that Ms. Caballero would need to hire a surveyor. After discussion, Paul Egbert made a motion, seconded by Chris Clark, to continue this discussion at a future Planning Commission meeting.

<u>YEA 3</u>	<u>NAY 0</u>
Chris Clark	
Paul Egbert	
Ruth P. Maughan	

At 6:21 p.m., conduct the following public hearing:

Second, receive public input, then consider for approval the Concept Plan for the Sadie Subdivision (previously called the Parker Minor Subdivision) consisting of a total of 4 lots (3 additional building lots) on property at 124 West 500 South. Kent Bankhead stated that he is seeking approval for the Concept Plan of the Sadie Subdivision. Mr. Bankhead stated that the existing home will be located on lot #1. There was no public input.

At 6:24 p.m., the public hearing was closed.

Paul Egbert stated that it is suggested that Wellsville City abandon 100 West. Mr. Egbert stated that he is not in favor of that. Don Hartle stated that Wellsville City has never abandoned a road, and he is opposed to it. Mr. Hartle stated that Wellsville City uses 100 West to clean the sewer lines along the creek. Mr. Hartle sees no reason to abandon 100 West. Kent Bankhead stated that there is a detached garage that the resident uses 100 West to access. Mr. Bankhead stated that the resident would like to keep that access off of 100 West. Mr. Egbert asked how long the detached garage has been there. Mr. Bankhead stated as long as the house has been there. Mr. Bankhead stated that the application states that the water that goes with the property will need to be turned over to Wellsville City. Mr. Hartle stated that the water becomes property of Wellsville City unless it stays on the property for their use and is split between the lots. After discussion, Paul Egbert made a motion, seconded by Chris Clark, to approve the Concept Plan for the Sadie Subdivision (previously called the Parker Minor Subdivision) consisting of a total of 4 lots (3 additional building lots) on property at 124 West 500 South with the following conditions: 1) 1 silo in the back of the existing lot is encroaching in the front yard setback, 2) the existing detached garage is encroaching in the City street, and 3) there is no need to abandon 100 West.

YEA 3
Chris Clark
Paul Egbert
Ruth P. Maughan

NAY 0

At 6:30 p.m., conduct the following public hearing:

Third, receive public input, then consider making a recommendation to the City Council that the Interim Landscaping Code which was adopted by resolution be amended to reduce the required frontage setback at intersections where there are or where there is planned traffic light on Highway 89/91, amending 10-39-040-F and 10-39-130-A-2. City Planner Jay Nielson reviewed the amendment with the Planning Commission. Ruth P. Maughan asked if there was a map with the parcels on it. Mr. Nielson pointed out the parcels on a map. Ms. Maughan stated that she has a small concern with 40-foot setbacks versus 150-foot setbacks. Mr. Nielson stated that he is in the process of analyzing every parcel along Highway 89/91. There was no public comment.

At 6:54 p.m., the public hearing was closed.

After discussion, Chris Clark made a motion, seconded by Paul Egbert, to recommend to the City Council that the Interim Landscaping Code which was adopted by resolution be amended to reduce the required frontage setback at intersections where there are or where there is planned traffic light on Highway 89/91, amending 10-39-040-F and 10-39-130-A-2.

YEA 3
Chris Clark
Paul Egbert
Ruth P. Maughan

NAY 0

The Planning Commission reviewed for approval the Final Plat for the Wellsville Landing Subdivision, consisting of a total of 10 lots on property on the north side of 300 South from 200 East to 300 East. Ruth P. Maughan asked if Mr. Horman had received a copy of the City Engineer Chris Breinholt's comments. Mr. Horman stated that he received a copy yesterday. Mr. Horman stated that his engineers have done their best to complete all of the issues from Mr. Breinholt's comments. Mr. Horman stated that he met with Arlyn Brenchley concerning the secondary water connection. Mr. Horman stated that they would like to connect to the irrigation box located on lot 5 and have a shut off valve instead of a gate. Mr. Horman stated that they will run an 8-inch pipe so that they will be able to shut off each lot instead of the entire system should there be a problem. Paul Egbert asked about the sidewalk. Mr. Horman stated that the sidewalk was addressed by the City Council. Ruth P. Maughan asked about fire hydrants. Mr. Horman stated that they have added 2 more fire hydrants to the subdivision. After discussion, Paul Egbert made a motion, seconded by Chris Clark, to approve the Final Plat for the Wellsville Landing Subdivision, consisting of a total of 10 lots on property on the north side of 300 South from 200 East to 300 East contingent upon City Engineer Chris Breinholt's comments are met.

YEA 3

Chris Clark
Paul Egbert
Ruth P. Maughan

NAY 0

The Planning Commission met with Randy Wall to discuss lots that were previously divided lots. Randy Wall handed out a copy of the map of the property and surrounding area. Mr. Wall stated that in 2008, parcel 10-021-0005 combined 2 parcels into 1 parcel for tax reasons. Mr. Wall is purchasing the property and would like to divide it back into 2 parcels. Mr. Wall stated that Cache County has no problem with it. Paul Egbert asked if Mr. Wall has any documentation from 2008. Mr. Wall stated no, just what Cache County told him. Ruth P. Maughan asked City Planner Jay Nielson what his opinion was. Mr. Nielson stated that it is a subdivision and should follow the rules of a subdivision. Mr. Egbert wants to make sure that it is done legally. Jeff Hansen stated in other municipalities, if a parcel has been divided, combined, and then wants to be divided again, the county looks at the number of divisions, and then gives property ID number back. Ms. Maughan asked if Mr. Wall would find out that information. Mr. Wall agreed. Mr. Nielson stated that it can be a little dicey because between 1972 and 1990, there were small and large subdivisions. Ms. Maughan asked that Mr. Wall return with the additional information. Ms. Maughan thanked Mr. Wall for attending the meeting tonight.

The Planning Commission continued consideration for possible approval on a request from Sharp Transportation for a conditional use to expand his existing business at 390 North 900 East. Zan Sharp stated that he met with UDOT to discuss future plans for the 400 South and Highway 89/91 intersection. Don Hartle stated that last Wednesday, Mayor Thomas G. Bailey and Mr. Hartle were meeting with UDOT. Zan Sharp was meeting with UDOT right after. Mayor Bailey and Mr. Hartle attended the meeting with Mr. Sharp and UDOT. This issue was discussed last week at the City Council meeting. It involves Mr. Sharp, Wellsville City, and UDOT. Mr. Sharp showed a map of the changes. It involves closing 400 North on the east side of Highway 89/91 to 900 East. A road will be built around the property and 500 North will be developed. Mr. Hartle stated that Jeff Gilbert stated that there is about \$500,000 to help with this project. UDOT feels strongly about this change and stated that they could get involved financially. This will help to solve the problems with trucks using 400 North to enter and exit Highway 89/91. Paul Egbert asked who would cover any additional costs. Mr. Sharp stated that UDOT would like a cost estimate of the project. City Planner Jay Nielson asked if this was for acquiring the right-of-way or building the road. Mr. Egbert stated that Mr. Petersen would be willing to donate the property if someone else will build the road. Mr. Nielson asked who responds to Jeff Gilbert that this is approved by Wellsville City. Mayor Bailey stated that the City Council didn't vote on it last week, but that it does fit the master road plan. After discussion, Chris Clark made a motion, seconded by Paul Egbert, to approve the Concept Plan for the roads.

YEA 3

Chris Clark
Paul Egbert
Ruth P. Maughan

NAY 0

The Planning Commission met Sam Winward to discuss zoning on property at the southeast corner of the intersection of Main Street and 100 East. Mr. Winward stated that he is a member of the revitalization committee for the downtown area. Mr. Winward is looking to purchase the property being discussed. Mr. Winward stated that the property is zoned C2, and asked if the C2 zone would be moving to CC, General Commercial. Mr. Winward stated that the intent of the property doesn't make any sense. City Planner Jay Nielson stated that Mr. Winward would have greater flexibility with the C2 zone. Mr. Winward asked if Wellsville City would consider allowing the property to be zoned CC. Mr. Nielson stated that it is almost a down zone to rezone the property to CC. Mr. Winward stated that he is looking for some clarification. Mr. Winward stated that he is looking to do something with the property other than a vacant lot. Mr. Winward stated that because of the size of the lot, onsite parking would be a big issue for this lot. Mr. Nielson suggested that Mr. Winward wait for the new code to be approved. Mr. Winward thanked the Planning Commission and Mr. Nielson for their input.

Don Hartle asked for some clarification concerning the sidewalk for Maverik along Highway 101. Mr. Hartle asked what is meant by it. Paul Egbert stated that 5 feet of cement would work great. Mr. Hartle asked about the landscaping on UDOT property. Mr. Egbert stated that they would need to contact Ryan Halverson presenting UDOT concerning this issue. Mr. Egbert stated that it would be very simple landscaping.

At 7:58 p.m., Paul Egbert made a motion, seconded by Chris Clark, to adjourn the meeting.

YEA 3
Chris Clark
Paul Egbert
Ruth P. Maughan

NAY 0

Ruth P. Maughan
Chairperson