

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, March 9, 2016, at the temporary Wellsville City Offices, 25 North 100 East 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, 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 March 4, 2016. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

Others Present: Jennifer Leishman Bruce Leishman Brad Maughan
Scott Gary

Opening Ceremony: Chris Clark

Planning Commission members Marcene Parker 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 to approve the agenda as presented.

YEA 3
Chris Clark
Paul Egbert
Ruth P. Maughan

NAY 0

Bruce Leishman met with the Planning Commission to discuss a potential plan for a subdivision on the northeast corner of the intersection of 200 South and Highway 89/91. Mr. Leishman stated that this property is owned by Brad Maughan. The property is in the RA-1 zone. Mr. Leishman stated that he presented 2 different ideas because this is a unique parcel. Mr. Leishman stated that the frontage for the homes would be on 200 South and Highway 89/91. Paul Egbert asked if Mr. Leishman had contacted UDOT concerning access onto Highway 89/91. Mr. Leishman stated no. Mr. Egbert stated that in the RA-1 zone, there is a requirement of 40% open space. Mr. Leishman stated that he has also been working on another sketch that shows open space along 200 South and Highway 89/91, and 3 lots. Mr. Egbert stated that the required frontage is 100 feet per lot. Mr. Egbert asked about the road that is shown in the middle of the parcel, and asked if it would be a public road. Mr. Leishman stated yes. Mr. Egbert stated that the right-of-way for public roads is 99 feet. Mr. Hartle stated that there is a total of 402 ½ feet of frontage. The Planning Commission reviewed both designs. Ruth P. Maughan stated that the way both designs are sketched, neither one will work. The Planning Commission gave some different suggestions to Mr. Leishman about what can and can't work on this parcel. Don Hartle stated that Mr. Leishman needs to be careful with lot 1. Mr. Hartle stated that because of the angle of Highway 89/91, it needs to be big enough to meet all of the requirements and still be able to build a home on it. Mr. Leishman stated that the ideas that have been discussed are all great ideas, and he appreciates the feedback. Mr. Hartle gave Mr. Leishman an application for a subdivision. Mr. Egbert asked about water and sewer. Mr. Leishman stated that both services are on the property. Mr. Leishman reviewed the open space requirements with the Planning Commission. The open space requirement is 40% of the entire property has to be open space. Mr. Hartle stated that Mr. Leishman will need to get an engineer involved and have the subdivision designed. City Planner Jay Nielson asked if the highway setback has been discussed. Mr. Hartle stated no. Mr. Nielson stated that the service road should be located in the front so the homes face the highway. Ms. Maughan asked what the highway setback is for residential. Mr. Nielson stated that it is 150 feet unless the City Council makes an exception, which would be likely in this case. This parcel is border line to vary the setback because of the shape of the parcel. Mr. Leishman asked if there was any leniency in the 150-foot setback. Mr. Hartle stated that decision would be made by the Planning Commission. Mr. Hartle asked if the open space was located along Highway 89/91, and the west lot owned the open space, would the lot still be required to have a 20-foot side yard. Mr. Nielson stated no. Mr. Egbert asked if the open space could be part of the frontage. Mr. Nielson stated yes. Mr. Leishman thanked the Planning Commission for their input.

Don Hartle handed out copies of the Final Plat for the Cooper Ridge Subdivision, and asked the Planning Commission to review it to make sure it has met all of the requirements. Mr. Hartle stated that he hasn't received any information from FEMA concerning this subdivision. Mr. Hartle reviewed the items from the Planning Commission minutes dated January 13, 2016. Mr. Hartle reviewed the items from the City Council minutes dated January 20, 2016. There were 2 items that have not yet been met. Mr. Hartle will report these findings to Craig Winder.

Don Hartle handed out copies of the proposed plan for 400 North that he received from Zan Sharp. Mr. Hartle stated that the City Council will be meeting with Mr. Sharp's team next Wednesday, March 16, 2016 at 5:30 onsite, and asked if City Planner Jay Nielson would be able to attend this meeting. Mr. Nielson stated yes.

At 7:00 p.m., Chris Clark made a motion, seconded by Paul Egbert, to adjourn the meeting.

YEA 3
Chris Clark
Paul Egbert
Ruth P. Maughan

NAY 0

Ruth P Maughan
Chairperson