

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, April 27, 2016, at the temporary Wellsville City Offices, 25 North 100 East in Wellsville. Commission members present were Chairwoman Ruth P. Maughan, Paul Egbert, and Marcene Parker. 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 April 22, 2016. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

Others Present: Jennifer Leishman

Opening Ceremony: Paul Egbert

Planning Commission members Chris Clark and Brian Pattee were excused from this meeting.

Ruth P. Maughan reviewed the agenda with the Commission. Don Hartle added a discussion about Sharp Transportation. After discussion, Paul Egbert made a motion, seconded by Marcene Parker to approve the agenda with the additional item.

YEA 3
Paul Egbert
Ruth P. Maughan
Marcene Parker

NAY 0

Zan Sharp, representing Sharp Transportation, had parking to the east of his business for his trucks. This parking lot is in the city limits. Mr. Sharp also owns the property to the east of that. That property is in the county. Mr. Sharp would like to know if Wellsville City is willing to write a letter from the City to the County that they are not interested in annexing the property at this time. City Planner Jay Nielson stated that the motion that was made by the City Council last week stated that when expansion to the north or east takes place, improvements to the road and landscaping would be required. Carl Leatham stated that is why he wants to build the parking lot in the county, and not the city. Mr. Nielson asked why Wellsville City would write the letter. Don Hartle stated that the road will never be built if Mr. Sharp is allowed to develop the property in the county. Marcene Parker asked why Mr. Sharp doesn't want to annex the property into Wellsville City. Mr. Nielson stated that because there are no rules or regulations. Mr. Hartle stated that Mr. Sharp has been talking about moving his operation to Brigham City because he owns property over there. Mr. Hartle stated that he told Mr. Sharp that he would discuss the issue. Mr. Hartle stated that this decision is up to the City Council, not the Planning Commission. Mr. Leatham stated that the motion that was made last week stated that when or if the property sells or is developed, the improvements would be required. Mr. Hartle stated that an annexation takes about 6 months, whereas, going through the county would take about 4 weeks. Ms. Parker stated that in her opinion, Wellsville City shouldn't write the letter. Mr. Nielson stated that the county can't allow development if the city is willing to annex the property. Paul Egbert stated that the city's intent is to annex the property. Mr. Nielson stated that it is a decision for the City Council. Mr. Hartle stated that he will proceed on this issue with the City Council.

City Planner/Zoning Consultant Jay Nielson conducted a workshop and presentation to the Planning Commission on the 2nd revision to the Land Use Code.

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

YEA 3
Paul Egbert
Ruth P. Maughan
Marcene Parker

NAY 0

Ruth P Maughan
Chairperson