

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, July 13, 2016, at the Wellsville City Offices, 75 East Main 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 July 8, 2016. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

Others Present: Jennifer Leishman DeVon Parkinson Dora Parkinson  
Jeremy Woodward Megan Cooper Chris Breinholt

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. After discussion, Marcene Parker made a motion, seconded by Paul Egbert to approve the agenda as presented.

YEA 3 NAY 0  
Paul Egbert  
Ruth P. Maughan  
Marcene Parker

The Commission reviewed the minutes for the Commission meeting which was held June 22, 2016. There was a word change on line 59. After review, Paul Egbert made a motion, seconded by Marcene Parker, to approve the minutes of the June 22, 2016 with the change.

YEA 3 NAY 0  
Paul Egbert  
Ruth P. Maughan  
Marcene Parker

At 6:05 p.m., conduct a public hearing to receive public input, then consider for possible approval the concept plan for the Parkinson Acres Subdivision consisting of a total of 3 lots on property on the west side of 200 East from 1135 South to approximately 1249 South. DeVon Parkinson stated that he would like to subdivide his property into 3 lots, and his grandson would like to build a home on one of the lots. A memorandum dated June 15, 2016 from City Engineer Chris Breinholt was issued, and a copy was sent to Mr. Parkinson's surveyor, Jeff Hansen. Paul Egbert stated that his concern is with item #8. This is a significant length of road right-of-ways. There is value in obtaining the setback. Mr. Egbert stated that he suggests requiring the 49 ½ of road right-of-way. Mr. Egbert stated that a standard block is 660 feet. The addition 16 ½ feet of road right-of-way along the front of this subdivision equals 683 feet. Ruth P. Maughan stated that she wasn't sure she agreed with Mr. Egbert. City Planner Jay Nielson stated that he couldn't disagree with Mr. Egbert. Mr. Nielson stated that if Wellsville City acquires the 49 ½ feet of road right-of-way, the net will be a loss of a lot to the subdivision. Mr. Nielson stated that if the lot size was reduced to 20,000 square feet and open space was required, the 3 lots could be preserved and Wellsville City could still obtain the 49 ½-foot right-of-way. Carl Leatham stated that UDOT may consider closing 200 East at some point and connecting it to Center Street. Mr. Leatham stated that a 99-foot road right-of-way may not be as viable. Mr. Leatham stated that this is something to consider. Mr. Egbert stated that he believes it is a significant amount of property. It is 1/3 of the length of the road. Ms. Maughan doesn't believe Mr. Parkinson should have to adhere to the 99-foot road right-of-way when no one else along that street has had to. Mr. Egbert stated that there are a handful of other properties that could subdivide and addition lots in the area.

At 6:30 p.m., the public hearing was closed.

After discussion, Paul Egbert made a motion, seconded by Marcene Parker, to approve the concept plan for the Parkinson Acres Subdivision consisting of a total of 3 lots on property on the west side of 200 East from

1135 South to approximately 1249 South, and that DeVon Parkinson will dedicate an additional 16 ½ feet for his half of the 99-foot road right-of-way. This motion failed for lack of votes. Ruth P. Maughan stated that Mr. Parkinson would need to attend City Council meeting next Wednesday night so that the public hearings are completed. The decision will be deferred to the City Council.

Curtis Cooper was to meet with the Planning Commission to discuss a future project. Megan Cooper met with the Planning Commission. Ms. Cooper stated that she owns the home and barn that is located at 268 East 200 South that sits on 1.82 acres. Ms. Cooper stated that she is interested in converting the barn into an event center, similar to Gunnell Park. Marcene Parker asked if Ms. Cooper would be keeping the home as a house. Ms. Cooper stated that she is going back and forth about converting it into a place to rent when using the barn and keeping it as a home. Ruth P. Maughan asked what the Planning Commission would need to do to accomplish this issue. City Planner Jay Nielson stated that the Wellsville City code would need to be modified to allow event space in a residential zone. Paul Egbert stated that Gunnell Park has been in existence for ages, and it is an existing use that has been allowed to continue. Mr. Egbert stated that it is not fair to compare a new use to Gunnell Park. Mr. Egbert stated that it is challenging to mix residential with commercial use. Ms. Parker asked if there is enough property to host an event. Ms. Cooper stated that they would change the zone so that the home would be located on ¼ acre. Ms. Cooper stated that they would use the inside of the barn also. Mr. Nielson stated that this is a very slippery slope for the Planning Commission. Mr. Egbert stated that the General Plan would need to be modified, the property rezoned, details of the property, and because it is a new business, the new landscape code would apply. Mr. Egbert stated that he doesn't see this as a feasible project. Mr. Nielson stated that this project is more than just dealing with the neighbors. This project will affect everyone in a residential zone. Mr. Nielson stated that there is a possibility to rezone the project, but there has to be justification for the rezone. Mr. Egbert stated that this would be a significant change. Ms. Cooper asked about the fees associated with this project. Don Hartle stated that there is an application fee. Mr. Hartle stated that any work on this project done by the City Engineer or City Planner, those fees would be passed on also. Ms. Maughan asked about a time frame. Mr. Hartle stated that it would be 2 to 3 months. Ms. Cooper thanked the Planning Commission for their time.

The Planning Commission continued consideration for approval of a request from Wellsville City for a conditional use for a Public Works facility at approximately 350 West 200 South. Paul Egbert asked if this project is out to bid. City Engineer Chris Breinholt stated that the buildings are out for bid, but the site plan is not. Ruth P. Maughan asked if it is safe to build a public works facility over the water aquifer. Mr. Breinholt stated that the geo study is complete. The geo study showed a layer of clay that protects the water aquifer. Mr. Egbert asked if there is a dedicated street along the water line. Mr. Breinholt stated that it is shown on the plat map. Mr. Egbert stated that it is currently shown as a dedicated right-of-way. Mr. Egbert stated that a detention pond is shown in the middle of the road dedication. Mr. Egbert stated that Wellsville City needs to propose how they intend to deal with transportation. Mr. Egbert stated that if there is development to the north, they need to be able to access the dedicated road. Carl Leatham stated that 300 West will continue north above the detention pond. Mr. Leatham stated that 200 South heading west, and west of the gravel pit, there is a natural layout of lots. This is mostly through the Kerr, Hall, and Johnson property. Mr. Leatham stated that right-of-way would need to be acquired. Mr. Egbert stated that this property needs to be developed while keeping other development around it in mind. City Planner Jay Nielson suggested using 300 South to curve up to meet 5400 South. Mr. Egbert stated that 5400 South would be the main road. Mr. Breinholt stated that this would allow 200 South to go straight through. Don Hartle stated that there is some property west of the gravel pit that is owned by Bruce Hall. Mr. Hartle stated that Mr. Hall is interested in visiting with Wellsville City about trading or working a deal with this property. Mr. Egbert stated that the plat needs to show 200 South or 300 South with a connection to somewhere. Mr. Nielson suggested continuing 100 South to the west, and continuing 300 South to the west and to curve up to connect to 5400 South. Mr. Nielson stated that this needs to be formalized. Marcene Parker suggested that this project be put on hold until Bruce Hall can meet with Wellsville City. Mr. Nielson stated that there needs to be a transportation plan for a half-mile area. Mr. Egbert asked what part of the Wellsville City code applies to this type of project. Mr. Nielson stated that there is no part of the Wellsville City code that Wellsville City has to abide by. Mr. Egbert stated that Wellsville City expects a lot from private entities, and it should be the same for Wellsville City. Ms. Maughan asked if the site plan would address the landscaping. Mr. Nielson stated that if this project were a business, it would require

them to bring in top soil. Mr. Nielson stated that this would be an excellent place to do a zero-scape solution. Ms. Parker stated that it would be a desert-like landscape. Mr. Egbert stated that the landscape needs to fit the environment. Mr. Egbert stated that there is not a lot of screening, but it still needs to look nice. Ms. Maughan asked if Mr. Nielson could put together a landscaping plan for this project. Mr. Nielson stated that he has been out of landscaping for so long, that he isn't very good at it anymore. Mr. Breinholt stated that the RFP is for the building footprint. Mr. Breinholt stated that the civil information will be issued as a construction project. After discussion, Paul Egbert made a motion, seconded by Marcene Parker, to approve the use and generic site plan with the following conditions: 1) preserve the existing right-of-way for 300 West going north, 2) address the dedicated right-of-way, 3) the City Council help to move forward a transportation master plan in the area, 4) create and submit a landscaping plan, 5) more details concerning a fence with security, but also privacy, and 6) everything required to be met before occupancy.

**YEA 3**

Paul Egbert  
Ruth P. Maughan  
Marcene Parker

**NAY 0**

City Planner Jay Nielson updated the Planning Commission on the new Land Use Code. Mr. Nielson stated that City Councilman Perry Maughan has requested that cluster mailboxes be required in all new subdivisions. Mr. Neilson stated that the Planning Commission has to recommend what number of homes in a subdivision triggers this requirement. The Planning Commission agreed that a 5- or more home subdivision would be reasonable to require cluster mailboxes.

At 7:43 p.m., Paul Egbert made a motion, seconded by Marcene Parker, to adjourn the meeting.

**YEA 3**

Paul Egbert  
Ruth P. Maughan  
Marcene Parker

**NAY 0**

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Ruth P Maughan  
Chairperson