

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, July 27, 2016, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairwoman Ruth P. Maughan, Chris Clark, Paul Egbert, Marcene Parker, and Brian Pattee. Also present were City Manager/Recorder Don Hartle 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 22, 2016. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

Others Present: Jennifer Leishman Jerry Zesiger Evan Skinner
Evan Skinner Suzanne Parker Jonathan Cook

Opening Ceremony: Chris Clark

Ruth P. Maughan reviewed the agenda with the Commission. After discussion, Brian Pattee made a motion, seconded by Paul Egbert to approve the agenda as presented.

YEA 5 NAY 0
Chris Clark
Paul Egbert
Ruth P. Maughan
Marcene Parker
Brian Pattee

Jerry Zesiger met with the Planning Commission to discuss his building lot at 76 South 200 West. Don Hartle stated that he sent out a map in the packet about a month ago, and asked if any of the Planning Commission members still had their copy. Mr. Hartle handed out a couple of copies of the map. Jerry Zesiger stated that there is a pasture behind his home that is approximately 1 1/8 acres that his neighbor would like to purchase. Mr. Hartle asked which neighbor was purchasing the pasture. Mr. Zesiger stated that it is Danny and Stephanie White who is purchasing the pasture. Mr. Hartle asked how much property would be purchased. Mr. Zesiger drew lines on the map as to what property his current home would remain on, and which property is being sold to Danny and Stephanie White. Mr. Hartle stated that once the documents are prepared, Mr. Zesiger will need to return to the Planning Commission for a lot line adjustment. After discussion, Paul Egbert made a motion, seconded by Chris Clark, to approve Jerry Zesiger to move forward with the sale of the pasture, and to bring the documentation to the Planning Commission for a lot line adjustment.

YEA 5 NAY 0
Chris Clark
Paul Egbert
Ruth P. Maughan
Marcene Parker
Brian Pattee

Evan Skinner met with the Planning Commission to discuss a possible subdivision at the intersection of 200 West and Highway 89/91. Devin Skinner stated that there are 4.11 acres, including the home. Devin Skinner asked what the property was zoned, and what utilities are currently on the property. Ruth P. Maughan stated that the property is zoned Residential Critical. Ms. Maughan stated that Devin Skinner could request a copy of the code from Don Hartle so that he could read about and understand the zone. Don Hartle stated that there is power on the property. Mr. Hartle stated that the sewer line is on the west side of 200 West and ends at Aspen Way. Mr. Hartle stated that the water line is a 2-inch steel line that comes off of the hill and feeds the home. Mr. Hartle stated that that if other homes were built on the property, the water line would have to be abandoned and a new water line would have to be installed because the current water line doesn't meet water regulation. Mr. Hartle stated that Devin Skinner would need to meet with City Engineer Chris Breinholt to discuss how to get water to the property. Evan Skinner asked what the sizes of lots on the property are. Mr. Hartle stated that Evan Skinner would need to hire an engineer to read the code and become familiar with it in order to see what can be done on the property. Devin Skinner asked what the cost of connection fees are. Mr. Hartle stated that hook-up and impact fees are \$12,658.

Mr. Hartle stated that the building permit fee is on top of that because Wellsville City contracts with Cache County, and it depends on the size of home that is built. Chris Clark asked if Devin Skinner was aware of the open space requirement. Devin Skinner stated that he was not, and asked if open space was needed. Mr. Clark stated that yes; open space is required with subdivisions along Highway 89/91. Mr. Hartle stated that his concern is that UDOT is concerned with access onto Highway 89/91. Mr. Hartle stated that that the home is in need of repair. Mr. Hartle suggested contacting CMPO committee, and Jeff Gilbert with Development Services for Cache County. Mr. Gilbert can schedule a time for Evan Skinner and Devin Skinner to meet with the CMPO committee to find out what would be allowed. Devin Skinner stated that he believed all of his questions had been answers. Ms. Maughan stated that Wellsville City doesn't encourage backyards to face any highway. Evan Skinner asked if there were restriction to building a shop. Ms. Maughan asked what type of shop. Evan Skinner stated that it would not be a commercial shop. Paul Egbert asked if the shop would be part of the residence. Evan Skinner stated yes. Paul Egbert stated that out buildings are allowed. Brian Pattee stated that whatever is done with the house, Devin Skinner and Evan Skinner need to check with UDOT on what would be allowed. Evan Skinner and Devin Skinner thanked the Planning Commission for their time.

At 6:31 p.m., Paul Egbert made a motion, seconded by Brian Pattee, to adjourn the meeting.

YEA 5

Chris Clark
Paul Egbert
Ruth P. Maughan
Marcene Parker
Brian Pattee

NAY 0

Ruth P Maughan
Chairperson