

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, December 28, 2016, at the Wellsville City Offices at 75 East Main. Commission members present were Chairwoman Ruth P. Maughan, Kaylene Ames, Paul Egbert, and Brian Pattee. Also present were City Manager/Recorder Scott Wells, 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 December 23, 2016. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

<u>Others Present:</u>	Jennifer Leishman	Craig Smith	Lynn Archibald
	Mack Webster	Dana Webster	Charlotte Bailey
	Onda Colling	Destiny Spackman	Spencer Spackman
	Carol Nyman	Derek Nyman	Kirt Lindley
	Tyson Jones	Tahnee Jones	Tana Hall
	David Bankhead	Rebecca Powell	Karma Leatham
	Chase Anderson	Lynnsey Anderson	Ben Miller
	Mandy Miller	Jerald Seeholzer	Thelma Seeholzer

Opening Ceremony: Paul Egbert

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

<u>YEA 4</u>	<u>NAY 0</u>
Kaylene Ames	
Paul Egbert	
Ruth P. Maughan	
Brian Pattee	

The Planning Commission made a formal recommendation that the completely re-written Wellsville City Land Use Code (Title 10) be submitted to the City Council for their consideration for adoption at a future City Council meeting. After discussion, Paul Egbert made a motion, seconded by Brian Pattee, to recommend to the City Council the new Wellsville City Land Use Code for adoption at a future City Council meeting.

<u>YEA 4</u>	<u>NAY 0</u>
Kaylene Ames	
Paul Egbert	
Ruth P. Maughan	
Brian Pattee	

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

Receive public input, then consider for approval a concept plan for the Parker Estate Subdivision consisting of a total of 21 lots from 800 to 900 South and from Center Street to approximately 80 West. Craig Smith, representing the Parker Estates Subdivision, introduced himself. Ruth P. Maughan asked if Mr. Smith had received a copy of the notes on the concept plan from City Engineer Chris Breinholt. Mr. Smith stated yes. Mr. Smith stated that the property is zoned R-1-12, but the lots are between 14,000 and 15,000 square feet. Mr. Smith stated that he would like to build this subdivision in phases. Mr. Smith stated that he understands there are concerns about the sidewalks, speed limit, and fire hydrants. Mr. Smith stated that because Center Street is such a busy street, he plans to install sidewalks around the entire subdivision. Mr. Smith stated that some items of concern from Mr. Breinholt are implemented on future plans, and after the concept plan is approved. Mr. Smith stated that he has met with UDOT. UDOT has approved three accesses onto Center Street. Mr. Smith stated that lot 1 will access onto 800 South, and lot 7 will access onto 900 South. Mr. Smith stated that the P.U.E.'s and storm water would be addressed on the preliminary plat. Mr. Smith stated that he would review the irrigation ditch with Mr. Breinholt. Mr. Smith stated that he would like to leave the irrigation ditch open as much as possible. Ms. Maughan asked if the sewer and water are on the same side of 800 South. Paul Egbert stated that the water and sewer along 800 South is

existing.

At 6:13 p.m., Planning Commission member Chris Clark arrived at the meeting.

Mr. Egbert stated that concerning the irrigation comment, he agrees with an open ditch. Ms. Maughan reviewed the rules of a public hearing with those in attendance. Kirt Lindley, representing Wellsville Irrigation Company, disagrees with an open irrigation ditch. Mr. Lindley stated that the Wellsville Irrigation Company would like to have the irrigation ditch piped from 800 South to 90 South with 18-inch pipe and pressurized for the future. Mr. Lindley stated that culverts in an irrigation ditch tend to become plugged. Mr. Egbert asked how deep the irrigation ditch is. Mr. Lindley stated that the irrigation ditch is between 3 feet and 3 ½ feet deep. Rebecca Powell asked if there would be CC&R's for the subdivision, a fence around the subdivision, open space in the subdivision, a storm water detention pond, and where the mailboxes will be located. Mr. Smith stated that there will be CC&R's, no fence unless the homeowner would like to install one, no open space per Wellsville City code, a detention pond to be determined, but it will not be deep, and the post office determines where the mailboxes will be located. Mr. Egbert asked if there would be an HOA for the subdivision. Mr. Smith stated that an HOA depends on the irrigation system. Spencer Spackman asked how many homes would be facing 800 South. Mr. Smith stated one home would face 800 South. Mr. Spackman stated that he is concerned if homes face the middle block road, they will look into backyards. Mr. Spackman asked where the detention pond would be located. Mr. Smith stated that the detention pond is not part of the concept plan. Mr. Spencer asked if Wellsville City has the infrastructure for the 14-home subdivision that was approved two weeks ago, and this 21-home subdivision. Mr. Smith stated that he would like to have a secondary water system in this 21-home subdivision. City Manager Scott Wells stated that City Planner Jay Nielson recommends that the homes face the interior road and not face 800 South or 900 South. Carol Nyman stated that her concerns are the number of homes, the density, and the interior road, which is not part of Wellsville City's master road plan. Mr. Egbert stated that there is flexibility in the General Plan. Ms. Nyman asked if the road is included in the acreage for the number of homes that are on the property. Mr. Egbert stated that he would need to double check. Ms. Nyman asked if the interior road was installed to maximize the number of homes. Ms. Nyman stated that it is not in the neighborhood's benefit. Ms. Nyman asked if the sewer is adequate. Ms. Nyman stated that the storm water and catch basin runs in front of her home. Ms. Nyman stated that sidewalks should be installed and accessible. Ms. Nyman stated that the shared driveways should have enough space to pull out of the driveway and not have to pull onto Center Street. Ms. Nyman stated that Wellsville City does have ordinances for curb and gutter. Ms. Nyman is also concerned about the irrigation pipe, and HOA, maintaining property values, and the interior road is not supposed to be there because it is not part of the grid that Wellsville City is based on. Mr. Smith stated that the allowed number of units on this property is about 24. Tahnee Jones asked if the CC&R's will determine the size of home and that lawns will be required within one year. Ms. Maughan stated that it would be defined in the CC&R's. Carl Leatham stated that Wellsville City code requires lawns to be installed within 18 months. Mr. Leatham stated that the R-1-12 zone is part of the City Center, which includes from 900 South to 500 North. Mr. Leatham stated that this is consistent with what exists. Mr. Leatham stated that one block to the north and one block to the west has an interior road. Mr. Egbert stated that there are seven homes on each side of 750 South. Mr. Smith stated that he believes 95% of the homes in the subdivision will have a minimum value of \$250,000. Destiny Spackman stated that her concern is that Wellsville City is unique and beautiful, and crowding too many homes into a space will look awful.

At 6:45 p.m., the public hearing was closed.

Paul Egbert stated that the next submittal needs to confirm and label the driveway widths on 800 South, 900 South, and Center Street. Brian Pattee stated that his concern is the interior road. Mr. Pattee stated that he researched the General Plan. Mr. Pattee read from page 10, page 22, and page 25 of the General Plan. Mr. Pattee stated that because this parcel is flat, he cannot support another interior road. Chris Clark stated that the next submittal needs to show piping the irrigation ditch. Kaylene Ames stated that she is concerned about the water, and would like to see where the detention pond would be located. Ruth P. Maughan stated that the General Plan is very clear in recommending the block system. Ms. Maughan would like to review this parcel again without the interior road. Ms. Maughan would also like to see where the detention pond would be located. Mr. Egbert stated that he agrees with bigger lots and the block system. Mr. Egbert stated

that on pages 24 and 25 of the General Plan, it identifies blocks, super blocks, and mini blocks. Mr. Egbert stated that there is flexibility with the block system, and the General Plan allows it. After discussion, Paul Egbert made a motion to approve the concept plan for the Parker Estate Subdivision consisting of a total of 21 lots from 800 to 900 South and from Center Street to approximately 80 West, and that Mr. Smith conforms to the comments from City Engineer Chris Breinholt, and the comments made here tonight concerning the drainage, irrigation, street right-of-ways, determining the direction the homes are facing, and extend the sewer line past lot 9. This motion died for a lack of a second. After discussion, Brian Pattee made a motion, seconded by Chris Clark, to disapprove the concept plan for the Parker Estate Subdivision consisting of a total of 21 lots from 800 to 900 South and from Center Street to approximately 80 West.

YEA 3
Chris Clark
Ruth P. Maughan
Brian Pattee

NAY 2
Kaylene Ames
Paul Egbert

At 6:54 p.m., Brian Pattee made a motion, seconded by Paul Egbert, to adjourn the meeting.

YEA 5
Kaylene Ames
Chris Clark
Paul Egbert
Ruth P. Maughan
Brian Pattee

NAY 0

Ruth P. Maughan
Chairperson