

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, March 14, 2012, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman Loyal Green, Russell Glenn, Paul Egbert, John Spence, and M. Kent Larsen. Also present were City Manager/Recorder Don Hartle, Councilman Carl Leatham, and Councilwoman Glenna Petersen. A copy of the Notice and Agenda was posted, faxed and emailed to the Herald Journal, and mailed to the Planning Commission on March 9, 2012. The meeting was called to order at 6:00 p.m.

<u>Others Present:</u>	Jennifer Leishman	Cory Hubbard	Bart Nicholes
	Karen Nicholes	Aaron Walker	David Sonneborn
	Steve Kranbule	Elizabeth Davis	Robyn Bankhead
	Steve Kyriopoulos	Joan Kyriopoulos	Jonathan Cook

Opening Ceremony: Russell Glenn

Loyal Green reviewed the agenda with the Commission. After review, Russell Glenn made a motion, seconded by Paul Egbert, that the agenda be approved as presented.

<u>YEA 5</u>	<u>NAY 0</u>
Russell Glenn	
Paul Egbert	
Loyal Green	
John Spence	
M. Kent Larsen	

The Commission reviewed the minutes for the Commission meeting which was held February 22, 2012. There were corrections on lines 64, 215, 220, 282, 285, 287, 299, and 307. After review, John Spence made a motion, seconded by Russell Glenn, that the minutes of the February 22, 2012 meeting be approved with the corrections.

<u>YEA 5</u>	<u>NAY 0</u>
Russell Glenn	
Paul Egbert	
Loyal Green	
John Spence	
M. Kent Larsen	

At 6:05 p.m., conduct the following 2 public hearings in the order below:

First, receive public input and consider for approval of the concept plan for the Hubbard Subdivision, consisting of a total of 2 lots (1 additional building lot) on the west side of 200 West from 450 South to 475 South. Cory Hubbard stated that he submitted a concept plan on February 21, 2012. Russell Glenn asked if Mr. Hubbard had reviewed the memorandum about the subdivision from City Engineer Chris Breinholt. The memorandum is as follows: Our office has completed a review of the Concept Plan for the above mentioned subdivision. This Concept Plan is approved, but as this project goes forward, we recommend the following issues be addressed: 1) A new fire hydrant needs to be installed near the center of the block. All new development needs to be within 250' of a fire hydrant, 2) 10' wide public utility easements need to be shown around each lot, 3) A sidewalk needs to be constructed across the front of the lots unless the City Council grants a deferral for this requirement, 4) It is understood that this property has been rezoned to R-1-12. These lots conform to that zoning. Mr. Glenn asked if Mr. Hubbard had any concerns complying with the memorandum. Mr. Hubbard stated that he had a question about the sidewalk and the City Council granting a deferral. Don Hartle stated that the City Council is the only body that can grant a variance concerning the sidewalk. Mr. Hartle stated that Mr. Hubbard will have to pay to have a fire hydrant installed. Mr. Hubbard stated that he understood that issue. Paul Egbert stated that there is a current sidewalk southwest of this location and recommends that the sidewalk be installed. Mr. Egbert stated that Wellsville City needs to start somewhere with sidewalks and be consistent. After discussion, M. Kent Larsen made a motion, seconded by Russell Glenn, to approve the concept plan for the Hubbard

Subdivision, consisting of a total of 2 lots on the west side of 200 West from 450 South to 475 South.

YEA 5

NAY 0

Russell Glenn
Paul Egbert
Loyal Green
John Spence
M. Kent Larsen

Second, receive public input and consider for approval of the concept plan for the Nicholes Subdivision, consisting of a total of 2 lots (1 additional building lot) on property on the west side of Center Street at 1261 South Center. Karen Nicholes stated that she submitted a concept plan on February 21, 2012. Ms. Nicholes stated that she received a copy of memorandum about the subdivision from City Engineer Chris Breinholt. The memorandum is as follows: Our office has completed a review of the Concept Plan for the above mentioned subdivision. This Concept Plan is approved, but as this project goes forward, we recommend the following issues be addressed: 1) 10' wide public utility easements need to be shown around each lot, 2) A sidewalk needs to be constructed across the front of the lots unless the City Council grants a deferral for this requirement, 3) The Point of Beginning needs to be shown on the plat, 4) The address for Lot 2 will be 1307 South Center Street, 5) A barn/shed is currently shown in the open space for Lot 1. It is my understanding that this will be torn down, 6) A Vicinity Map will need to be shown, 7) The total acreage listed in the written legal description is 2.05 acres, but the total of the acres shown on Lots 1 and 2 is 2.04 acres, 8) The drainage along Center Street should be shown on the Preliminary Plat. This drainage channel will need to be protected from changes. If any changes are proposed to the grading of this channel, they will need to be approved by the City. A driveway access may be constructed, but a culvert must be installed. Ms. Nicholes stated that according to Jeff Hansen, most of the issues are informational. Ms. Nicholes stated that she would hope that the City Council would grant a deferral for the sidewalk because there is no sidewalk on either side of Center Street. Ms. Nicholes stated that the creek would divide the lots. Paul Egbert asked why no sidewalk was constructed for the 2 homes on Center Street that are part of the Wellsville Ranches Estates Subdivision. Don Hartle stated that Wellsville City Council has been granting variances in rural areas, as the sidewalks go nowhere. John Spence asked if the 2 homes paid into a sidewalk fund. Mr. Hartle stated no. M. Kent Larsen asked what the total length of the 2 lots was for sidewalk. Ms. Nicholes stated that it is 377 feet. Ms. Nicholes stated that a lot of drainage comes down Center Street. Ms. Nicholes stated that when funds are available, Center Street is in very poor condition. It is too narrow. A sidewalk on 1 side of Center Street should be installed when the road is widened and reconstructed. Mr. Egbert asked what the zoning is in the area. Mr. Hartle stated RA-1. Mr. Egbert asked why Lot 2 is a ½ acre lot. Mr. Hartle stated that there is open space for the subdivision. Ms. Nicholes stated that there is 43% open space and 40% open space is required. Russell Glenn asked if the lot is large enough to build a home on without infringing on the creek. Ms. Nicholes stated yes. Mr. Glenn stated that there is quite a slope to the lot. Ms. Nicholes stated yes, and that the home could have a walk-out basement on the side or in the back. Aaron Walker stated that he is a neighbor that lives directly east of Lot 2. Mr. Walker has 2 concerns. This first is the size of the culverts. Mr. Walker stated that with the last 2 storms that Wellsville has had, the culverts don't handle the water flow, and need to be recessed a little bit. Mr. Walker is also concerned about the impact fees for roads, and that the impact fees are used in the areas that are being impacted. Mr. Hartle stated that Wellsville City doesn't qualify for road impact fees. The impact fees are water, sewer, recreation, and Fire/EMS. John Spence asked if there are any plans to fix Center Street. Mr. Hartle stated that there is no set date. Mr. Hartle stated that the roads that are being worked on this year were determined last year by the City Council. Mr. Hartle stated that the City Council will determine in the next 3 to 4 months what roads will be worked on in 2013. Mr. Hartle stated that Center Street is not an easy fix. There is cement under the road, so all that can be done is an overlay, which cracks easily. Mr. Hartle stated that Center Street will be really tough to fix. Mr. Walker asked if Cache County would be willing to help with Center Street, since subdivisions in the county use Center Street. Mr. Walker stated that he knows it is expensive, and it will not get any cheaper. Mr. Hartle stated that Center Street is a city road, and that Cache County may not be willing to participate. Mr. Hartle stated that the City Council has not talked in the last year about a road priority list. Loyal Green asked what to do about the culvert when approving this subdivision. Mr. Hartle stated that the Planning Commission can require an 18-inch culvert. Mr. Green asked if City Engineer Chris Breinholt makes that call. Mr. Egbert stated that the storms that Wellsville

City has received in the last couple of months have been unique. Ms. Nicholes stated that the culverts that are there now are smaller than what used to be there. Mr. Hartle stated that the last couple of storms have happened while the ground has been frozen. There is not much that can be done. Mr. Glenn stated that the Planning Commission should require that the culvert be at least 18 inches. Mr. Glenn suggested that it would be a start to solving the problem. After discussion, Russell Glenn made a motion, seconded by John Spence, to approve the concept plan for the Nicholes Subdivision, consisting of a total of 2 lots (1 additional building lot) on property on the west side of Center Street at 1261 South Center with the following conditions: 1) must comply with the code and the creek not be disturbed, 2) the culvert under the new driveway must be at least 18 inches, and 3) the items in the memorandum from City Engineer Chris Breinholt be met.

YEA 5
Russell Glenn
Paul Egbert
Loyal Green
John Spence
M. Kent Larsen

NAY 0

At 6:40 p.m., M. Kent Larsen made a motion, seconded by John Spence, to adjourn the meeting.

YEA 5
Russell Glenn
Paul Egbert
Loyal Green
John Spence
M. Kent Larsen

NAY 0

Loyal Green
Chairman