

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, May 23, 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 May 18, 2012. The meeting was called to order at 6:00 p.m.

Others Present: Jennifer Leishman Don Ewing Alison Ewing  
Charee Villinga Kelly Parkinson Lisa Parkinson  
Candy Sorensen Jonathan Cook Dave Bell

Opening Ceremony: M. Kent Larsen

Loyal Green reviewed the agenda with the Commission. After discussion, John Spence made a motion, seconded by Paul Egbert, that the agenda be approved as presented.

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

The Commission reviewed the minutes for the Commission meeting which was held May 9, 2012. There was a word change on line 50. After review, Russell Glenn made a motion, seconded by M. Kent Larsen, that the minutes of the May 9, 2012 meeting be approved with the correction.

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

At 6:05, the Planning Commission conducted a public hearing to receive public input, then consider making a recommendation to the City Council that the City Code 10-1-7 and 10-6C-5 be amended to clarify that the minimum required frontage in the R-1-12 zone is 82 ½ feet. Glenna Petersen stated that she thought it was 82 ½ feet. Don Hartle stated that there are 2 places in the Wellsville City Code that state there can be 70 feet of frontage in the R-1-12 zone if there is open space. John Spence asked Mr. Hartle if he knew why the code was written that way. Mr. Hartle gave an example of the RA-1 zone. In the RA-1 zone, 132 feet of frontage is required. If there is open space, the frontage is reduced to 100 feet. Loyal Green stated that it was a mistake in the code. Mr. Hartle stated that it wasn't a mistake. The open space was added to the R-1-12 zone; it was discussed, and has now been decided not to have open space in the R-1-12 zone. Jonathan Cook asked if 70 feet is the minimum requirement, why does the code need to be modified. Mr. Hartle stated that it is because 70 feet is not the minimum requirement. The minimum requirement is 82 ½ feet of frontage. Mr. Cook stated that he is not opposed to smaller lots. Paul Egbert stated that this change is to conform to the rest of the lots throughout Wellsville City. M. Kent Larsen stated that it was a pattern that was established long ago. Russell Glenn stated that this would allow a developer to have narrower lots with open space, which is an oversight. There can't be open space in the R-1-12 zone; therefore, this amendment could correct the oversight. Dave Bell asked if open space is still part of the Wellsville City code. Mr. Glenn stated that open space is allowed in zones with larger lots, but not in the R-1-12 zone, which is ¼-acre lots. Mr. Bell stated that he thinks minimum-sized lots with a small park would raise property values. Mr. Glenn stated that nothing prevents or requires open space. The developer decides if a subdivision will have open space or not. Carl Leatham stated that the R-1-12 zone is mostly in the downtown city center where single lots already exist. Homes are not clustered. People like the openness of downtown. Mr. Glenn stated that there are no large parcels of property in the R-1-12 zone. Mr. Cook asked if all other

zones have the fee in lieu of open space option. Mr. Green stated that yes it is an option. Mr. Hartle stated not all zones have the fee in lieu of open space option. Mr. Cook asked if open space was required in the R-1-12 zone or if the developer had the option of the fee in lieu of open space. Mr. Hartle stated that the fee in lieu of open space option never did apply to the R-1-12 zone.

At 6:18 p.m., the public hearing was closed.

After discussion, M. Kent Larsen made a motion, seconded by Paul Egbert, to recommend to the City Council that the City Code 10-1-7 and 10-6C-5 be amended to clarify that the minimum required frontage in the R-1-12 zone is 82 ½ feet.

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

**NAY 0**

Carl Leatham stated that the Cache County School District is holding a meeting tonight at 7:00 p.m. at the Wellsville Elementary School to discuss building a new elementary school.

At 6:20 p.m., John Spence made a motion, seconded by Russell Glenn, to adjourn the meeting.

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

**NAY 0**

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Loyal Green  
Chairman