

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, October 10, 2012, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairman Loyal Green, John Spence, and M. Kent Larsen. 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 October 5, 2012. The meeting was called to order at 6:00 p.m.

Others Present: Jennifer Leishman Marcene Parker Karma Leatham  
Jackie Anderson Alison Ewing Alan Sorensen  
Jonathan Cook Jonathan Choate Kristi Rosario  
Kevin Tingey

Opening Ceremony: John Spence

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

YEA 3 NAY 0  
Loyal Green  
John Spence  
M. Kent Larsen

The Commission reviewed the minutes for the Commission meeting which was held September 12, 2012. After review, John Spence made a motion, seconded by M. Kent Larsen, that the minutes of the September 12, 2012 meeting be approved as presented.

YEA 3 NAY 0  
Loyal Green  
John Spence  
M. Kent Larsen

Because of a conflict of interest, Loyal Green recused himself from the Planning Commission.

At 6:15 p.m., Commission Member Russell Glenn arrived at the meeting.

The Planning Commission held an election of a Chairman Pro-tem. Don Hartle stated that the City Council has appointed a Mayor Pro-tem if Mayor Thomas G. Bailey is out of town. Mr. Hartle stated that the City Council appoints the Mayor Pro-tem for 1 year. Loyal Green has recused himself from the Planning Commission. The Planning Commission needs to elect a Chairman Pro-tem. Mr. Hartle stated that it may be simpler to elect the Chairman Pro-tem on a calendar year. John Spence asked if the Chairman Pro-tem would rotate every year. Mr. Hartle stated that they wouldn't rotate. Someone would need to make a motion, and that motion would need to be seconded. Russell Glenn stated that he thinks Loyal Green should conduct this agenda item. Loyal Green stated that he has been advised not to so that he doesn't persuade the vote. After discussion, M. Kent Larsen made a motion, seconded by John Spence, that Russell Glenn serves as Chairman Pro-tem for this meeting.

YEA 3 NAY 0  
Russell Glenn  
John Spence  
M. Kent Larsen

The Planning Commission conducted a workshop on the proposed Road master Plan for the area north of Main Street (Highway 101) and south of Caine Dairy 4300 South (County address) and east of Highway 89/91 to the Meridian Road. Russell Glenn asked if there was any further presentation or discussion. John Spence stated that this item is listed on the agenda as a workshop. At the next Planning Commission meeting, it will be listed on the agenda as making a recommendation to the City Council. The Planning

Commission will then make a decision, followed by a motion on the item. Don Hartle stated that he had a meeting with the City Attorney, Bruce Jorgensen, and asked that he explain the situation according to the City Attorney. The public hearing has been held on this issue, and input was received from the citizens of Wellsville City. The next step is a public meeting. The Planning Commission doesn't have to take comments from the public because the public hearing was already held. If comments are taken from one individual, they have to be taken from all who want to say something. However, the Planning Commission can ask those in attendance at the meeting a direct question from them for their input. Mr. Glenn asked if there were comments or questions from the Commercial Development Committee. Carl Leatham stated that Mr. Spence asked if there was anything from the public hearing held during the City Council meeting to discuss. Mr. Leatham stated that the committee has considered all of the concerns that have been discussed. Mr. Glenn stated that his concern is with 900 East being used as a commercial access because of the citizens that live on that street. Mr. Glenn asked if there were any alternatives. Mr. Leatham stated that the committee discussed straightening 900 East up to Highway 101 instead of having the road resemble an off-ramp. The street 900 East could dead end, and therefore become a cul-de-sac. The speed of vehicles on 900 East is a concern. That is why they proposed changing the configuration to a 90-degree angle. Mr. Glenn stated that this leads the Planning Commission to Loyal Green's concern. Loyal Green stated that he has done a lot of figuring as far as cost goes to build a road through his property. It will cost 1 million, 25 thousand dollars and consume 1.68 acres, leaving only 1.50 acres for development. This amount is 2 to 3 times more than the value of the property. The property then becomes non-sellable. Mr. Green stated that the only solutions he sees are that Wellsville City purchases the property or a developer purchase the property and build the road. Mr. Glenn asked what was different between the proposed 900 East and any other road in Wellsville City. Mr. Green stated that Wellsville City doesn't need a road through his property. Mr. Glenn stated that he wished there was an easy solution. Mr. Spence asked if 900 East is closed, then what does it matter. By doing so, it eliminates the problem with Mr. Green. Mr. Glenn stated that it would lessen the traffic on 900 East. Mr. Spence asked if anyone uses 900 East as farm access. Mr. Green stated that there are about 4 families that use 900 East as a farm access. Mr. Spence suggested that 900 East be closed at the railroad tracks, but provide farm use. M. Kent Larsen stated that the committee has done an outstanding job on the concept plan. Mr. Larsen stated that there is an easy solution and that is to eliminate the proposed 900 East through Mr. Green's property and move on. The Planning Commission and City Council can then deal with the rest of the proposal. Mr. Glenn stated that he thought that was a great idea. Mr. Spence asked who owns the property to the north of Mr. Green. Mr. Green stated that it belongs to the individual who purchased Boyd Hill's home. Mr. Spence asked what the Commercial Development Committee thought. Mr. Leatham stated that if that is what it takes to approve the rest of the plan, so be it. Mr. Glenn asked if it would be possible to square up 900 East without going through Mr. Green's property. Mr. Leatham stated that it was possible, but it may require a few feet of Mr. Green's property. Mr. Spence asked if the same situation doesn't exist all over Wellsville City. Houses are located back off of the street, but things get blown out of proportion. Mr. Leatham quoted UDOT's own traffic surveys. From Highway 101 to the south, there are 16,000 to 18,000 vehicles per day. Approximately 16% of the traffic is trucks, which is 2,880 trucks. From Highway 101 to the north, there are 18,000 to 20,000 vehicles per day. Approximately 7% of the traffic is trucks, which is 1,400 trucks. From Highway 89/91 west into Wellsville City, there are 3,600 vehicles per day. Approximately 22% of the traffic is trucks, which is 792 trucks. From Highway 89/91 east going towards Hyrum City, there are 5,000 vehicles per day. Approximately 22% of the traffic is trucks, which is 1,100 trucks. Mr. Glenn stated that 900 East would be used very little for commercial traffic. The commercial traffic would come to 400 North or 500 North and turn right, or come to 500 North and turn left. There would not be much additional commercial traffic on 900 East. Mr. Spence stated that he thinks this is a good plan. Mr. Larsen stated that Wellsville City should maintain the planning of the pioneer ancestors because it was wise planning. Mr. Glenn asked if the Planning Commission was in complete agreement that the plan is good with one exception: 900 East should not be shown as a primary access from Highway 101. Mr. Spence stated yes. Mr. Larsen stated yes.

At 7:00 p.m., John Spence made a motion, seconded by M. Kent Larsen, to adjourn the meeting.

YEA 3  
Russell Glenn  
John Spence  
M. Kent Larsen

NAY 0

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Russell Glenn  
Chairman Pro-tem