

North with the following conditions:

CONDITIONS OF APPROVAL FOR AN AMENDED PLAN WHICH MEETS THE REQUIREMENTS OF THE WELLSVILLE CODE AND THE GENERAL PLAN

This project is subject to the proponent or property owner agreeing to submit an amended plan and comply with the following conditions as written, or as may be amended by the Planning Commission.

1. The proposed project has been revised and amended by the conditions of project approval to conform to the requirements of Title 10 and Title 11 of the Wellsville City Code.
2. The allowed density and dwellings would be subject to requirements for sensitive lands and open space.
3. The proposed project will be amended to allow a reduced number of dwelling units consistent with approvals for residential development specified in the Wellsville City Code. The final density and allowed dwelling units would be based on Code requirements for residential land adjacent to the property and the net acreage of the property when sensitive lands have been reduced.
4. The streets providing access and other infrastructure to the subject property have adequate capacity, or suitable levels of service, for the proposed use.
5. The approval of the amended project, if it includes multifamily dwellings, must meet all requirements for multifamily dwellings.
6. The proponent is put on notice that all standard conditions of approval will be recorded with the Conditional Use Permit and are available in the Wellsville City Office.

YEA 5

Paul Egbert
M. Kent Larsen
Ruth P. Maughan
Brian Pattee
John Spence

NAY 0

The Planning Commission reviewed for possible approval the Final Plat for the Kody Maughan Subdivision, consisting of a total of 2 lots (1 additional building lot) on property at 396 East 200 South. John Spence asked if Kody Maughan had received a copy of the comments from City Engineer Chris Breinholt dated May 22, 2013. Kody Maughan stated that he had received a copy as he walked into the meeting tonight. The Planning Commission reviewed each comment from Mr. Breinholt with Kody Maughan. Kody Maughan asked if other developments had been required to pave the entire road, not just the road that is part of the frontage. Paul Egbert stated that it is based on the property that is being subdivided. Kody Maughan asked if the only way to subdivide the property was to deed the entire road to Wellsville City. Ruth P. Maughan stated that is correct. If there is a second home built or a subdivision created, the full length of the road has to be deeded to Wellsville City. Ms. Maughan stated that the City Council makes the decision concerning roads. After discussion, Paul Egbert made a motion, seconded by Brian Pattee, to approve the Final Plat for the Kody Maughan Subdivision, consisting of a total of 2 lots (1 additional building lot) on property at 396 East 200 South with the conditions that the lot line adjustment be completed, the protective agreement signed and filed, and the memorandum from City Engineer Chris Breinholt dated May 22, 2013 be addressed.

YEA 5

Paul Egbert
M. Kent Larsen
Ruth P. Maughan
Brian Pattee
John Spence

NAY 0

Don Hartle handed out a letter concerning South Valley RV which was written by City Attorney Bruce Jorgensen. Mr. Hartle asked the Planning Commission to review the letter. Mr. Hartle stated that he will add this issue to a future agenda and would like input from the Planning Commission.

At 6:33 p.m., M. Kent Larsen made a motion, seconded by Paul Egbert, to adjourn the meeting.

YEA 5

Paul Egbert
M. Kent Larsen
Ruth P. Maughan
Brian Pattee
John Spence

NAY 0

John Spence
Chairman