



water problem. They bored under Highway 89/91 and brought a 12-inch water line to the subdivision, and then tied the water line back into the City's water line. Mr. Spence asked if the retention pond is adequate in size. Mr. Rolan stated yes. Mr. Egbert stated that the right-of-way along 1600 South needs to be 99 feet, so half of the width needs to be deeded to Wellsville City. Mr. Egbert asked about a sidewalk along the property. Mr. Egbert asked if 22 feet of asphalt is sufficient. Mr. Rolan stated that he is not developing the road because they couldn't front the homes on 1600 South. Ruth P. Maughan asked if there is a burm along Center Street and 1600 South. Mr. Rolan stated yes. Jay Nielson stated that the burm along 1600 South is not shown on the plat. In order to rear homes on a major road, extra landscaping and screening is required. Mr. Nielson stated that the Planning Commission should evaluate the landscaping and screening on phases 1 and 2. Mr. Nielson stated that the last time he drove past the subdivision; the landscaping and screening were less than desirable. Mr. Nielson stated that Mr. Rolan is looking for approval for phases 3 and 4, but hasn't performed in phases 1 and 2. Mr. Nielson stated that the requirements on the subdivision were very precise. Mr. Pattee asked if the conditions were approved. Mr. Nielson stated yes. Mr. Spence stated that there are some huts that have been built in the trees that are tearing the trees up and they need to be cleaned up and hauled away. Ruth P. Maughan asked about the fence that has been built along the burm. Mr. Nielson stated that the developer, who is the HOA, should be responsible for these issues. Mr. Rolan stated that fences were allowed at a certain distance. Mr. Nielson stated that he is appalled that the landscaping and screening were not shown on the plats. Mr. Nielson stated that the developer is thinking that if it is not shown, Wellsville City would forget about it. Mr. Egbert asked about sidewalk along 1600 South. Mr. Rolan stated that sidewalk is along 1 side of the road, but no sidewalk was required on 1600 South. Mr. Hartle stated that no sidewalk is required outside of the subdivision. Mr. Nielson read from the Planning Commission minutes dated August 26, 2009 concerning landscaping and screening. Mr. Egbert asked about verifying lots 29 and 30 having the proper right-of-way width. Mr. Hartle stated that it can be verified, but nothing can be done south to Highway 89/91. Mr. Egbert suggested verifying what it is and discussing it at a future meeting. Ms. Maughan asked if there are any street lights. Mr. Hartle stated that some are shown on the plat. Carl Leatham stated that he would like to see street lights every place a subdivision road meets a main road, such as Center Street and 1600 South. Mr. Larsen stated that he would feel more comfortable approving the Preliminary Plat, and then move ahead from there. Mr. Egbert stated that the plats need to be cleaned up and additional comments need to be fixed. Mr. Rolan asked if the Preliminary Plat could be approved tonight, and the memorandum be incorporated into the Final Plat. Ms. Maughan stated that she doesn't feel comfortable approving any plat tonight. Mr. Hartle stated that there are additional comments from the Public Works Department that need to be addressed on each phase of the subdivision. There are also concerns for City Planner Jay Nielson about landscaping and screening that need to be addressed. Mr. Egbert listed the following issues that need to be addressed: landscaping, screening, driveway widths, lighting, culverts, sewer line, water line, and 99-foot right-of-way along 1600 South and Center Street. Mr. Pattee stated that the HOA cannot fill the swales in. Mr. Hartle stated that most residents of the subdivision are in compliance. There have been 2 or 3 residents that Mr. Hartle has sent letters to and they have adhered to the requirements. Mr. Rolan stated that he doesn't know about the swales, he doesn't own the property. Mr. Nielson stated that it is common ground owned by Wellsville City. Mr. Nielson stated that as he has reviewed the plats, they need to be correct. The ordinance that was created for this subdivision is to prevent another 1000 West and 600 South in Logan. It shouldn't be repeated in Wellsville City. The subdivision should be managed so that it is implemented correctly. Mr. Egbert stated that lots 33 through 36 are less than 21,000 square feet. An additional 19 1/2 feet will cut into that area. Mr. Hartle asked what Wellsville City would do if the lots are less than 20,000 square feet. Mr. Nielson stated that the lots have to be the correct size. Mr. Nielson stated that another item that has been left hanging is the requirement that the developer endows the HOA with 10% of the total cost of the developed common area. This would need to be part of the approval. Mr. Hartle stated that the developer has paid the 'fee in lieu of' for phases 1 and 2. After discussion, Ruth P. Maughan made a motion, seconded by M. Kent Larsen, to continue to discussion at the next Planning Commission meeting.

YEA 5

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

NAY 0

Don Hartle stated that at the last Planning Commission meeting, a motion was made to cancel the meeting scheduled for July 24, 2013. It looks as if a meeting will need to be held that week. After discussion, Paul Egbert made a motion, seconded by Brian Pattee, to reschedule the meeting for July 23, 2013.

YEA 5

NAY 0

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

M. Kent Larsen asked about the cheese plant issue. Don Hartle stated that it was scheduled for July 17, 2013, but Gary Hansen called and needs to reschedule it.

M. Kent Larsen asked about the South Valley RV business. Don Hartle stated that Wellsville City has backed off for the next 2 to 3 months until City Attorney Bruce Jorgensen is available to attend a Planning Commission meeting.

At 7:20 p.m., Brian Pattee made a motion, seconded by Paul Egbert, to adjourn the meeting.

YEA 5

NAY 0

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

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John Spence  
Chairman