

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, January 14, 2015, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairwoman Ruth P. Maughan, Chris Clark, Paul Egbert, and Jerald Leishman. Also present were City Manager/Recorder Don Hartle, City Planner Jay Nielson, Mayor Thomas G. Bailey, 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 January 9, 2015. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

<u>Others Present:</u>	Jennifer Chambers	Mike O'Reilly	Ron Jensen
	Avis Richards	Mike Ballif	Jaxon Spahr
	Chase Anderson	Debbie Lux	Jay Davis
	Blaine Anderson	Steve Kyriopoulos	Jonathan Cook

Opening Ceremony: Jerald Leishman & Jaxon Spahr

Planning Commission member Brian Pattee and Jennifer Leishman were excused from this meeting.

Ruth P. Maughan reviewed the agenda with the Commission. After discussion, Chris Clark made a motion, seconded by Paul Egbert, that the agenda be approved as presented.

<u>YEA 4</u>	<u>NAY 0</u>
Chris Clark	
Paul Egbert	
Jerald Leishman	
Ruth P. Maughan	

The Commission reviewed the minutes for the Commission meeting which was held December 10, 2014. After review, Paul Egbert made a motion, seconded by Jerald Leishman, to approve the minutes of the December 10, 2014 meeting as presented.

<u>YEA 4</u>	<u>NAY 0</u>
Chris Clark	
Paul Egbert	
Jerald Leishman	
Ruth P. Maughan	

Paul Egbert asked Don Hartle if he had ever heard back from American West Heritage Center about the sign they are building. Don Hartle and Jay Nielson will compile a letter to them about their signage.

At 6:05 p.m., conducted the following 3 public hearings:

First, receive public input, then consider for approval a request from Jennifer J Chambers for a conditional use for a Level 1 "Home Occupation" for a pre-school at her home at 67 West 1450 South. Ms. Chambers explained to the commission that it would be out of her home, 2 or 3 times a week, from 12:30 p.m. to 2:30 p.m., with a maximum of 10 children. If the demand was such, she would begin a second session for 2 or 3 times per week from 9:30 a.m. to 11:30 a.m. Ms. Chambers explained that she will have no employees, she has adequate driveway parking to drop off the children, and that it is easy access. There was no public input. The Planning Commission discussed the matter briefly and could not see any concerns about the request. After discussion, Jerald Leishman made a motion, seconded by Paul Egbert, to approve a request from Jennifer J Chambers for a conditional use for a Level 1 "Home Occupation" for a pre-school at her home at 67 West 1450 South.

<u>YEA 4</u>	<u>NAY 0</u>
Chris Clark	
Paul Egbert	
Jerald Leishman	
Ruth P. Maughan	

Second, receive public input, then consider for approval a request from Sherwood Hills Recover Resort at 7877 South Highway 89/91 to increase their current conditional use capacity from 65 clients to a conditional use for a capacity of 97 clients. Mike O'Reilly representing Sherwood Hills Recovery Resort explained to the Planning Commission that they are changing their request from 97 clients to 91 clients, as that is what has been approved by the State of Utah. Don Hartle handed out a copy of a letter from City Attorney Bruce Jorgensen. Mr. Hartle explained that the first responder president, Roger Blechert, had seen the legal notice in the newspaper about the expansion at Sherwood Hills and had concerns about the number of times they responded up to Sherwood Hills in 2014 (13 medical and 8 fire calls). The distance they have to travel, the number of responders that respond, is having a significant impact on their limited budget. Based on Mr. Blechert's discussion with Mr. Hartle, Mr. Hartle discussed this issue with City Attorney Bruce Jorgensen about having some type of charge to Sherwood Hills for excessive responses. Said letter handed out states that a charge could be assessed. Jerald Leishman stated that the fee should be for both the first responders and the fire department. Mr. Leishman explained that the fire department feels with 4 to 5 firemen responding and the cost of fuel, it is costing the fire department \$250 to \$300 to respond, and that the first responder would be similar. Avis Richards, Ron Jensen, and Mike O'Reilly all associate with Sherwood Hills Recovery Resort expressed their agreement that there could/should be some type of excess charge. Some of the fire responses have been due to their alarm system that was installed by Peak Alarm and they are in the process of correcting the situation. Mr. O'Reilly stated that they currently have 50 clients, and that they have 130 on a waiting list. Mr. Leishman feels that some of the calls are due to clients smoking in their rooms, but Sherwood Hills representatives do not feel that is a major contributor. There is a concern about responding to the false alarms, leaves the rest of Wellsville City without much coverage. Mike Ballif, the son of the late Mark Ballif, complimented Sherwood Hills Recovery Resort on the great job that they are doing. Mr. Ballif does not feel that it has contributed to any great extent to their golf course in the past season, but feels over time it will increase the golf course usage. Carl Leatham stated that he felt the matter of the charge amount and the number which would be determined to be excessive should be sent to the City Council for that determination. Mr. O'Reilly asked if it was possible to get approval to increase the number of clients from 65 to 91 and that they would work with the City Council on the charge and what are excessive responses. The matter was discussed for some time. After discussion, Paul Egbert made a motion, seconded by Chris Clark, to approve the request from Sherwood Hills Recovery Resort to increase the number of clients allowed from 65 to 91, that they work with the City Council in determining what the number would be for excessive responses by the First Responders and the Fire Department, and what the charge would be for the excessive responses.

YEA 4

Chris Clark
Paul Egbert
Jerald Leishman
Ruth P. Maughan

NAY 0

Third, receive public input, then consider for approval a Concept Plan for the JJD Subdivision, consisting of a total of 2 residential building lots, on property on the south side of 400 North at approximately 160 East (the north end of the old cheese plant property). Jay Davis, developer for the JJD Subdivision, stated that the remaining property will remain as M-1, Manufacturing. The acreage for the 2 residential building lots was recently rezoned from manufacturing to R-1-12. Said address of said property is approximately 160 East on the south side of 400 North. Mr. Davis explained his concept plan. He stated that both lots would be for single family dwellings and would not include a multi-family dwelling as was discussed during the rezone process. Blaine Anderson expressed his appreciation for the improvements that have been made to the property since Mr. Davis purchased the property. The Planning Commission discussed with Mr. Davis, that in a future meeting he will have to address the service road to the water headgate and the underground secondary water line. Jay Nielson presented an exhibit that showed the sensitive lands at 20% or greater per 11-3-3-E of the code. Mr. Davis was informed that he would have to file a sensitive lands map, and because of the topography, he would have to provide an edging plan, and a plan on how they will deal with the rip-rap that is in the streambed. After discussion, Paul Egbert made a motion, seconded by Jerald Leishman, to approve a Concept Plan for the JJD Subdivision, consisting of a total of 2 residential building lots, on property on the south side of 400 North at approximately 160 East (the north end of the old cheese plant property).

YEA 4
Chris Clark
Paul Egbert
Jerald Leishman
Ruth P. Maughan

NAY 0

City Planner Jay Nielson conducted a workshop on Chapters 10.17 and 10.18 of the proposed new Land Use code.

At 8:06 p.m., Chris Clark made a motion, seconded by Jerald Leishman, to adjourn the meeting.

YEA 4
Chris Clark
Paul Egbert
Jerald Leishman
Ruth P. Maughan

NAY 0

Ruth P. Maughan
Chairperson