

MINUTES of the Wellsville City Planning Commission meeting held Wednesday, January 28, 2015, at the Wellsville City Offices, 75 East Main in Wellsville. Commission members present were Chairwoman Ruth P. Maughan, Chris Clark, Paul Egbert, and Brian Pattee. 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 23, 2015. The meeting was called to order at 6:00 p.m. by Chairwoman Ruth P. Maughan.

<u>Others Present:</u>	Jennifer Leishman	Steve Kyriopoulos	Jonathan Cook
	Janie Isaacson	Kendall Leishman	Treven Leishman
	Justin Burnett	David Burnett	Jeremy Larsen
	Jennifer Larsen	Candy Sorensen	Ben Leishman
	Molly Leishman	Isaac Stott	

Opening Ceremony: Paul Egbert

Planning Commission member Jerald Leishman was 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	
Ruth P. Maughan	
Brian Pattee	

The Commission reviewed the minutes for the Commission meeting which was held January 14, 2015. After review, Paul Egbert made a motion, seconded by Chris Clark, to approve the minutes of the January 14, 2015 meeting as presented.

<u>YEA 3</u>	<u>NAY 0</u>	<u>ABSTAIN 1</u>
Chris Clark		Brian Pattee
Paul Egbert		
Ruth P. Maughan		

The Planning Commission reviewed for approval a lot line adjustment for Steve Kyriopoulos on property at 685 East Main. Jonathan Cook handed out copies of a map of the property. The existing lot #2 is located in the County, and is not part of Wellsville City. Steve Kyriopoulos stated that he has begun the process of annexing that lot into Wellsville City. Mr. Kyriopoulos stated that he is wanting the lot line adjustment because it will lower his interest rate on the property, and clean up the money portion of this project. Ruth P. Maughan asked if a lot line adjustment can be done even if the property is not contiguous. City Planner Jay Nielson stated that he has never seen this. Mr. Nielson asked if Mr. Kyriopoulos has spoken to Cache County Recorder Michael Gleed about this issue, and if he will record it this way. Mr. Kyriopoulos stated yes. MR. Nielson stated that he doesn't see this to be problematic if the property is recorded this way. Paul Egbert asked how big the lots are. Mr. Kyriopoulos stated that there are between 18,000 and 20,000 square feet. Mr. Cook stated that the existing lot #2 is 2.2 acres and the proposed lot #2 is 1.49 acres. Mr. Egbert asked what zone the property is in. Mr. Kyriopoulos stated that the property is in the CH zone and the RA-1 zone. Mr. Kyriopoulos stated that when they come before the Planning Commission to discuss the annexation, he would also like to discuss the zones. Ms. Maughan asked if the river is the south boundary. Mr. Kyriopoulos stated yes. Mr. Egbert asked if Mr. Kyriopoulos was the owner of both properties. Mr. Kyriopoulos stated yes. Brian Pattee stated that his concern is that the legal description stated that there is a 20-foot sewer line. Mr. Pattee hopes that it is a 20-foot utility maintenance easement and not a 20-foot sewer line. Don Hartle pointed out on the map where the sewer line is. After discussion, Brian Pattee made a motion, seconded by Paul Egbert, to approve a lot line adjustment for Steve Kyriopoulos on property at 685 East Main.

YEA 4
Chris Clark
Paul Egbert
Ruth P. Maughan
Brian Pattee

NAY 0

City Planner Jay Nielson read the letter that he composed to address the signage concerns at the American West Heritage Center. There were a few corrections that were proposed by the Planning Commission. Mr. Nielson stated that he also needed to add a couple of more paragraphs to address other signs on the property. Mr. Nielson stated that he will make those corrections and additions and will email the letter to the front office staff to be copied onto letterhead and sent out.

City Planner Jay Nielson conducted a workshop on Chapters 10.23 and 10.30 of the proposed new Land Use code.

At 7:45 p.m., Chris Clark made a motion, seconded by Brian Pattee, to adjourn the meeting.

YEA 4
Chris Clark
Paul Egbert
Ruth P. Maughan
Brian Pattee

NAY 0

Ruth P. Maughan
Chairperson